

Grantee: St. Louis County, MO

Grant: B-08-UN-29-0001

April 1, 2009 thru June 30, 2009 Performance Report

Grant Number:

B-08-UN-29-0001

Obligation Date:

03/06/2009

Grantee Name:

St. Louis County, MO

Award Date:**Grant Amount:**

\$9,338,562.00

Contract End Date:**Grant Status:**

Active

Review by HUD:

Reviewed and Approved

QPR Contact:

No QPR Contact Found

Disasters:

Declaration Number

NSP

Plan Description:

A: Areas of Greatest Need St. Louis County has seen a dramatic increase in foreclosure activity from 2006 through 2008. The HUD model used to predict 18 month foreclosure start rates estimated 10,028 foreclosure starts for St. Louis County from January 2007 through June 2008. A review of foreclosure starts (Notices of Appointment of Successor Trustee) from the St. Louis County Recorder of Deeds found 9,840 starts. During that time period, there were 5922 actual foreclosures, so 60% of all foreclosure starts were resulted in a foreclosure. We summarized foreclosures from January 2007 through June 2008 by census tract, and calculated a rate of foreclosures per single family residences (detached homes and condominiums) from 2008 County assessment records. The average rate was 1.68% of homes underwent a foreclosure. The resulting areas included one standard deviation above the average. We consider this data set to be the most important indicator of need, and define greatest need as being above the county average. Maps showing the various data we used to show the need are found in our Amendment to our 2008 Consolidated Plan. Using the indicators, the County identified the area of north county from the City Limits, to the Missouri River to the Norfolk Southern Railroad on the south, following to Lindbergh south to Page, east to 170 then south to Olive east to the city limits. Also the unincorporated area of south county known generally as Lemay. These areas are those considered by St. Louis County to be of greatest need. B. DISTRIBUTION AND USES OF FUNDS Strategies for the Neighborhood Stabilization Program in St Louis County AREA Strategies Utilizing three different approaches to neighborhood targeting, the County has identified neighborhoods for specific attention under the NSP. A - Acquisition/rehabilitation on a large scale with financing mechanism - Concentrated neighborhood revitalization, rehabilitation of multiple properties to restore marketability and move toward recovery. B - Acquisition/rehabilitation on a scattered site scale with financing mechanism - Selective rehabilitation of individual properties for the purposes of stabilizing a neighborhood otherwise intact and fairly marketable. C - Acquisition/Demolition/Land Banking - For redevelopment of property beyond its functional use and in a blighted condition. Mainly to be utilized in severely distressed neighborhoods C. DEFINITIONS AND DESCRIPTIONS Blighted structure As stated in section 99.320 of the Missouri Revised Statutes. Affordable rents 1. A monthly amount not to exceed 30% of 1/12th of the gross annual income of household members, minus an allowance for tenant furnished utilities and other services, as defined by the St Louis County Housing Authority. 2. Missouri Housing Development Commissions established rent levels. D. LOW INCOME TARGETING The County will use a minimum of 25% of the NSP allocation to provide housing for families at or below 50% AMI E. ACQUISITIONS & RELOCATION The County anticipates demolishing only properties that meet the definition of blighted structure and cannot feasibly be rehabilitated to a marketable condition. Therefore, no low- and moderate income dwelling units will be demolished under this grant.

Recovery Needs:

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.

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$9,338,562.00
Total CDBG Program Funds Budgeted	N/A	\$9,338,562.00
Program Funds Drawdown	\$1,091,872.94	\$1,091,872.94
Obligated CDBG DR Funds	\$1,122,322.94	\$1,122,322.94
Expended CDBG DR Funds	\$773,950.00	\$773,950.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Minimum Overall Benefit Percentage	99.99%	0.00%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$1,400,784.30	\$0.00
Limit on Admin/Planning	\$933,856.20	\$0.00
Limit on State Admin	\$0.00	\$0.00

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

Overall Progress Narrative:

Acquisition of properties is underway with 24 properties acquired. Three development budgets have been approved within this reporting period and loan documents are in the process of execution.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
9999, Restricted Balance	\$0.00	\$0.00	\$0.00
NSP - 1, Acquisition/Rehab for Resale	\$758,200.24	\$3,975,000.00	\$758,200.24
NSP - 2 b, Acquisition/Rehab for Rental	\$194,581.71	\$3,370,156.00	\$194,581.71
NSP - 3, Acquisition/Demolition/Redevelopment for Landbanking	\$0.00	\$450,000.00	\$0.00

NSP - 4, Administration

\$139,090.99

\$933,856.00

\$139,090.99

Monitoring, Audit, and Technical Assistance

Event Type	This Report Period	To Date
Monitoring Visits	0	0
Audit Visits	0	0
Technical Assistance Visits	0	0
Monitoring/Technical Assistance Visits	0	0
Report/Letter Issued	0	0

Activities

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

Activity Title: CPDC

Activity Category:

Administration

Project Number:

NSP - 4

Projected Start Date:

02/01/2009

National Objective:

N/A

Activity Status:

Under Way

Project Title:

Administration

Projected End Date:

01/31/2010

Responsible Organization:

CPDC

Overall

Apr 1 thru Jun 30, 2009

To Date

Total Projected Budget from All Sources

N/A

\$260,157.00

Total CDBG Program Funds Budgeted

N/A

\$260,157.00

Program Funds Drawdown

\$53,355.00

\$53,355.00

Obligated CDBG DR Funds

\$53,355.00

\$53,355.00

Expended CDBG DR Funds

\$0.00

\$0.00

Match Contributed

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Program Income Drawdown

\$0.00

\$0.00

Activity Description:

Location Description:

Activity Progress Narrative:

Performance Measures

No Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

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

Activity Title: Adminstration

Activity Category:

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:

N/A

Responsible Organization:

St Louis HOME Consortium

Overall

Apr 1 thru Jun 30, 2009

To Date

Total Projected Budget from All Sources

N/A

\$673,699.00

Total CDBG Program Funds Budgeted

N/A

\$673,699.00

Program Funds Drawdown

\$85,735.99

\$85,735.99

Obligated CDBG DR Funds

\$81,011.57

\$81,011.57

Expended CDBG DR Funds

\$0.00

\$0.00

Match Contributed

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Program Income Drawdown

\$0.00

\$0.00

Activity Description:

Location Description:

Activity Progress Narrative:

Performance Measures

No Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources**Amount**

No Other Funding Sources Found

Total Other Funding Sources

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

Acquisition - buyout of residential properties

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:

NSP Only - LMMI

Responsible Organization:

Allman Builders

Overall**Apr 1 thru Jun 30, 2009****To Date**

Total Projected Budget from All Sources	N/A	\$133,994.00
Total CDBG Program Funds Budgeted	N/A	\$133,994.00
Program Funds Drawdown	\$50,500.00	\$50,500.00
Obligated CDBG DR Funds	\$50,500.00	\$50,500.00
Expended CDBG DR Funds	\$50,500.00	\$50,500.00
Allman Builders	\$50,500.00	\$50,500.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Acquisition of foreclosed properties - adding \$100,000 to activity for additional acquisition funds
 3/2/10 - Reducing budget to actual - other properties acquired under State Grant

Location Description:

North County - Property addresses: 5250 Springtrail - 9616 St. Girard - 718 Wesley - 3639 Edmundson - 1231 Weleba (private funds to acquire) - 6149 Payne (private funds to acquire)

Activity Progress Narrative:

One property has been acquired under this activity, one development budget has been approved, documents are being routed to proceed with project development.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	1	0/0	0/0	1/6
# of housing units	0	0	1	0/0	0/0	1/6
# of Households benefitting	0	0	0	0/0	0/1	0/6
# of Parcels acquired by	0	0	0	0/0	0/0	0/0

# of Parcels acquired by admin	0	0	0	0/0	0/0	0/0
# of Parcels acquired voluntarily	0	0	1	0/0	0/0	1/6
Total acquisition compensation to	0	0	50500	0/0	0/0	50500/133994

Activity Locations

Address	City	State	Zip
5250 Springtrail	Saint Louis	NA	63033

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

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

Activity Title: Beyond Housing

Activity Category:

Acquisition - buyout of residential properties

Activity Status:

Under Way

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:

NSP Only - LMMI

Responsible Organization:

Beyond Housing

Overall

Apr 1 thru Jun 30, 2009

To Date

Total Projected Budget from All Sources	N/A	\$0.00
Total CDBG Program Funds Budgeted	N/A	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$114,800.00	\$114,800.00
Expended CDBG DR Funds	\$114,750.00	\$114,750.00
Beyond Housing	\$114,750.00	\$114,750.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Acquisition of foreclosed properties. Increased the number of units and dollar amount of properties to be acquired to 20 and \$800,000 respectively

Location Description:

North St Louis County

Activity Progress Narrative:

Five properties have been acquired under this activity, no development budgets have been approved yet. We are unclear how to report the discrepancy regarding the actual funds expended vs. fund drawdown. The funds drawdown is more than expended due to an error on a staff member reading the wrong amount due at closing on the HUD 1, the title company returned the funds to us and we are using them for subsequent closings. This issue has been resolved, and should not occur in the future.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	5	0/0	0/0	5/20
# of housing units	0	0	5	0/0	0/0	5/20
# of Households benefitting	0	0	0	0/0	0/0	0/20
# of Parcels acquired by	0	0	0	0/0	0/0	0/0
# of Parcels acquired by admin	0	0	0	0/0	0/0	0/0
# of Parcels acquired voluntarily	0	0	5	0/0	0/0	5/20
Total acquisition compensation to	0	0	114750	0/0	0/0	114750/800000

Activity Locations

Address	City	State	Zip
7631 Santa Monica	Saint Louis	NA	63121
3808 Oakridge	Saint Louis	NA	63121
6610 Kahn	Saint Louis	NA	63121
6913 Leedale	Saint Louis	NA	63121
8301 Flora	Saint Louis	NA	63114

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

Grantee Activity Number: Beyond H Rental Acq NSP - 2 (3-02)

Activity Title: BH Acq of 7631 Santa Monica

Activity Category:

Acquisition - buyout of residential properties

Project Number:

NSP - 2 b

Projected Start Date:

04/01/2009

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Acquisition/Rehab for Rental

Projected End Date:

03/31/2010

Responsible Organization:

Beyond Housing

Overall

Apr 1 thru Jun 30, 2009

To Date

Total Projected Budget from All Sources

N/A

\$14,450.00

Total CDBG Program Funds Budgeted

N/A

\$14,450.00

Program Funds Drawdown

\$14,450.00

\$14,450.00

Obligated CDBG DR Funds

\$0.00

\$0.00

Expended CDBG DR Funds

\$0.00

\$0.00

Match Contributed

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Program Income Drawdown

\$0.00

\$0.00

Activity Description:

Acquisition of property for 25% set aside to be developed under Beyond H Rental Rehab NSP 2(3-02)

Location Description:

7631 Santa Monica, St. Louis, MO 63121

Activity Progress Narrative:

Performance Measures

No Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: Beyond H Rental Acq NSP - 2 (3-03)

Activity Title: BH Acq of 3808 Oakridge

Activity Category:

Acquisition - buyout of residential properties

Project Number:

NSP - 2 b

Projected Start Date:

04/01/2009

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Acquisition/Rehab for Rental

Projected End Date:

03/31/2010

Responsible Organization:

Beyond Housing

Overall

Apr 1 thru Jun 30, 2009

To Date

Total Projected Budget from All Sources	N/A	\$18,000.00
Total CDBG Program Funds Budgeted	N/A	\$18,000.00
Program Funds Drawdown	\$18,000.00	\$18,000.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Acquisition of property for 25% set aside for development under Beyond H Rental Rehab NSP -2 (3-03)

Location Description:

3808 Oakridge

Activity Progress Narrative:

Performance Measures

No Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: Beyond H Rental Acq NSP - 2 (3-04)

Activity Title: BH Acq of 6610 Kahn

Activity Category:

Acquisition - buyout of residential properties

Project Number:

NSP - 2 b

Projected Start Date:

04/01/2009

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Acquisition/Rehab for Rental

Projected End Date:

03/31/2010

Responsible Organization:

Beyond Housing

Overall

Apr 1 thru Jun 30, 2009

To Date

Total Projected Budget from All Sources	N/A	\$33,750.00
Total CDBG Program Funds Budgeted	N/A	\$33,750.00
Program Funds Drawdown	\$33,750.00	\$33,750.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Acquisition of property for 25% set aside for development under Beyond H Rental Rehab NSP -2 (3-04)

Location Description:

6610 Kahn St. Louis, MO

Activity Progress Narrative:

Performance Measures

No Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: Beyond H Rental Acq NSP - 2 (3-05)

Activity Title: BH Acq of 6913 Leedale

Activity Category:

Acquisition - buyout of residential properties

Project Number:

NSP - 2 b

Projected Start Date:

04/01/2009

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Acquisition/Rehab for Rental

Projected End Date:

03/31/2010

Responsible Organization:

Beyond Housing

Overall

Apr 1 thru Jun 30, 2009

To Date

Total Projected Budget from All Sources	N/A	\$18,000.00
Total CDBG Program Funds Budgeted	N/A	\$18,000.00
Program Funds Drawdown	\$18,000.00	\$18,000.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Acquisition of property for 25% set aside for development under Beyond H rental Rehab NSP - 2(3-05)

Location Description:

6913 Leedale

Activity Progress Narrative:

Performance Measures

No Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: Beyond H Rental Acq NSP - 2 (3-06)

Activity Title: BH Rental Acq of 8301 Flora

Activity Category:

Acquisition - buyout of residential properties

Project Number:

NSP - 2 b

Projected Start Date:

04/01/2009

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Acquisition/Rehab for Rental

Projected End Date:

03/31/2010

Responsible Organization:

Beyond Housing

Overall

Apr 1 thru Jun 30, 2009

To Date

Total Projected Budget from All Sources	N/A	\$30,600.00
Total CDBG Program Funds Budgeted	N/A	\$30,600.00
Program Funds Drawdown	\$30,600.00	\$30,600.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Acquisition of property for 25% set aside for development under Beyond H rental Rehab NSP - 2 (3-06)

Location Description:

8301 Flora

Activity Progress Narrative:

Performance Measures

No Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

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

Activity Title: Duffe-Nuernberger Realty

Activity Category:

Acquisition - buyout of residential properties

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:

NSP Only - LMMI

Responsible Organization:

Duffe Nuernberger Realty

Overall

Apr 1 thru Jun 30, 2009

To Date

Total Projected Budget from All Sources	N/A	\$161,378.44
Total CDBG Program Funds Budgeted	N/A	\$161,378.44
Program Funds Drawdown	\$112,477.45	\$112,477.45
Obligated CDBG DR Funds	\$113,500.00	\$113,500.00
Expended CDBG DR Funds	\$113,500.00	\$113,500.00
Duffe Nuernberger Realty	\$113,500.00	\$113,500.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Acquisition of foreclosed properties

Location Description:

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

Activity Progress Narrative:

Two properties have been acquired under this activity - no development budgets have been approved yet.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	2	0/0	0/0	2/3
# of housing units	0	0	2	0/0	0/0	2/3
# of Households benefitting	0	0	0	0/0	0/0	0/3
# of Parcels acquired by	0	0	0	0/0	0/0	0/0
# of Parcels acquired by admin	0	0	0	0/0	0/0	0/0

# of Parcels acquired voluntarily	0	0	2	0/0	0/0	2/3
Total acquisition compensation to	0	0	113500	0/0	0/0	113500/161378

Activity Locations

Address	City	State	Zip
6 Rolling Hills	Saint Louis	NA	63033
13330 De Marillac	Saint Louis	NA	63033

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

Grantee Activity Number: Ferguson - NSP - 1(4)

Activity Title: City of Ferguson

Activity Category:

Acquisition - buyout of residential properties

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:

NSP Only - LMMI

Responsible Organization:

City of Ferguson

Overall

Apr 1 thru Jun 30, 2009

To Date

Total Projected Budget from All Sources	N/A	\$30,450.00
Total CDBG Program Funds Budgeted	N/A	\$30,450.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$30,450.00	\$30,450.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Acquisition of foreclosed properties

Location Description:

City of Ferguson - 25 Forestwood

Activity Progress Narrative:

One property is under contract for acquisition - closing date is 7/2/09

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/1
# of housing units	0	0	0	0/0	0/0	0/1
# of Households benefitting	0	0	0	0/0	0/0	0/1
# of Parcels acquired by	0	0	0	0/0	0/0	0/0
# of Parcels acquired by admin	0	0	0	0/0	0/0	0/1
# of Parcels acquired voluntarily	0	0	0	0/0	0/0	0/1
Total acquisition compensation to	0	0	0	0/0	0/0	0/30450

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

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

Activity Title: HASLC

Activity Category:

Acquisition - buyout of residential properties

Project Number:

NSP - 1

Projected Start Date:

04/01/2009

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisition/Rehab for Resale

Projected End Date:

03/31/2010

Responsible Organization:

HASLC

Overall

Apr 1 thru Jun 30, 2009

To Date

Total Projected Budget from All Sources	N/A	\$756,955.00
Total CDBG Program Funds Budgeted	N/A	\$756,955.00
Program Funds Drawdown	\$75,557.63	\$75,557.63
Obligated CDBG DR Funds	\$157,156.37	\$157,156.37
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Acquisition of foreclosed properties

Location Description:

North St Louis County: addressess: 516 Alcove - 1220 June - 3924 Oakwood - 7064 Raymond - 6152 Shillington - 9141 Darnell - 9201 Hathaway - 6521 Chamberlain - 2501 Switzer - 6617 Bartmer - 4309 Dardenne - 1380 Farmview - 11974 Del Reo - 11551 Criterion - 1453 Surf Side - 11104 Linnell - 1546 Doris - 1304 Claudine - 1500 Farmview - 12735 Needlepoint - 321 Averill - 676 Bagnell - 11550 Darlington -

Activity Progress Narrative:

Properties acquired under this activity will be either developed by the Housing Authority of St. Louis County, or by developers selected under our RFP process. As of this report - all the properties acquired will be developed by the RFP process. Currently we are removing lead hazards to these properties through our Lead grant.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	5	0/0	0/0	5/23
# of housing units	0	0	5	0/0	0/0	5/23
# of Households benefitting	0	0	0	0/0	0/0	0/23
# of Parcels acquired by	0	0	0	0/0	0/0	0/0
# of Parcels acquired by admin	0	0	0	0/0	0/0	0/0
# of Parcels acquired voluntarily	0	0	5	0/0	0/0	5/23
Total acquisition compensation to	0	0	150975	0/0	0/0	150975/776951

Activity Locations

Address	City	State	Zip
1220 June	Saint Louis	NA	63138
8623 Octavia	Saint Louis	NA	63136
3924 Oakwood	Saint Louis	NA	63121
9182 Huiskamp	Saint Louis	NA	63136
516 Alcove	Saint Louis	NA	63137

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

Grantee Activity Number: HASLC Rental Acq NSP - 2 (1-03)

Activity Title: HA Rental Acq of 9182 Huiskamp

Activity Category:

Acquisition - buyout of residential properties

Project Number:

NSP - 2 b

Projected Start Date:

04/01/2009

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Acquisition/Rehab for Rental

Projected End Date:

03/31/2010

Responsible Organization:

HASLC

Overall

Apr 1 thru Jun 30, 2009

To Date

Total Projected Budget from All Sources

N/A

\$48,860.64

Total CDBG Program Funds Budgeted

N/A

\$48,860.64

Program Funds Drawdown

\$48,860.64

\$48,860.64

Obligated CDBG DR Funds

\$0.00

\$0.00

Expended CDBG DR Funds

\$0.00

\$0.00

Match Contributed

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Program Income Drawdown

\$0.00

\$0.00

Activity Description:

Acquisition of property for 25% set aside to be developed under HASLC Rental rehab NSP 2 (1-03)

Location Description:

9182 Huiskamp, St. Louis, MO 63136

Activity Progress Narrative:

Performance Measures

No Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: HASLC Rental Acq - NSP 2 (1-04)

Activity Title: HA Acq of 8623 Octavia

Activity Category:

Acquisition - buyout of residential properties

Activity Status:

Under Way

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:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

HASLC

Overall

Apr 1 thru Jun 30, 2009

To Date

Total Projected Budget from All Sources

N/A

\$32,738.10

Total CDBG Program Funds Budgeted

N/A

\$32,738.10

Program Funds Drawdown

\$30,921.07

\$30,921.07

Obligated CDBG DR Funds

\$0.00

\$0.00

Expended CDBG DR Funds

\$0.00

\$0.00

Match Contributed

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Program Income Drawdown

\$0.00

\$0.00

Activity Description:

Acq of property for 25% set aside to be developed under HASLC Rental Rehab NSP - 2 (3-04)

Location Description:

8623 Octavia, St. Louis, MO 63136

Activity Progress Narrative:

Performance Measures

No Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources**Amount**

No Other Funding Sources Found

Total Other Funding Sources

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

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:

NSP Only - LMMI

Responsible Organization:

City of Ferguson

Overall**Apr 1 thru Jun 30, 2009****To Date**

Total Projected Budget from All Sources	N/A	\$95,548.90
Total CDBG Program Funds Budgeted	N/A	\$95,548.90
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

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

Location Description:

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

Activity Progress Narrative:**Performance Measures**

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/3
# of housing units	0	0	0	0/0	0/0	0/3

Activity Locations**No Activity Locations found.**

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: Landbanking HASLC - NSP - 3 (2)

Activity Title: Acq & Demo for landbanking

Activity Category:

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:

NSP Only - LMMI

Responsible Organization:

HASLC

Overall

Apr 1 thru Jun 30, 2009

To Date

Total Projected Budget from All Sources	N/A	\$300,000.00
Total CDBG Program Funds Budgeted	N/A	\$300,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

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.

Location Description:

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

Activity Progress Narrative:

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/27
# of housing units	0	0	0	0/0	0/0	0/27

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources**Amount**

No Other Funding Sources Found

Total Other Funding Sources

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

Acquisition - buyout of residential properties

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:

NSP Only - LMMI

Responsible Organization:

Lemay Housing Partnership

Overall**Apr 1 thru Jun 30, 2009****To Date**

Total Projected Budget from All Sources	N/A	\$129,400.00
Total CDBG Program Funds Budgeted	N/A	\$129,400.00
Program Funds Drawdown	\$40,919.52	\$40,919.52
Obligated CDBG DR Funds	\$41,000.00	\$41,000.00
Expended CDBG DR Funds	\$41,000.00	\$41,000.00
Lemay Housing Partnership	\$41,000.00	\$41,000.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Acquisition of foreclosed properties

Location Description:

South County unincorporated - known as Lemay - addresses: 726 Regina - 244 W. Loretta - 712 Military - 938 Erskine

Activity Progress Narrative:

One property has been acquired under this activity. Property has substantial structural damage, and may be demolished

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	1	0/0	0/0	1/4
# of housing units	0	0	0	0/0	0/0	0/4
# of Households benefitting	0	0	0	0/0	0/0	0/4
# of Parcels acquired by	0	0	0	0/0	0/0	0/0
# of Parcels acquired by admin	0	0	0	0/0	0/0	0/4

# of Parcels acquired voluntarily	0	0	1	0/0	0/0	1/4
Total acquisition compensation to	0	0	41000	0/0	0/0	41000/129400

Activity Locations

Address	City	State	Zip
726 Regina	Saint Louis	NA	63125

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

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

Activity Title: Meyer Company

Activity Category:

Acquisition - buyout of residential properties

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:

NSP Only - LMMI

Responsible Organization:

Meyer Company

Overall

Apr 1 thru Jun 30, 2009

To Date

Total Projected Budget from All Sources	N/A	\$35,000.00
Total CDBG Program Funds Budgeted	N/A	\$35,000.00
Program Funds Drawdown	\$35,000.00	\$35,000.00
Obligated CDBG DR Funds	\$297,200.00	\$297,200.00
Expended CDBG DR Funds	\$270,850.00	\$270,850.00
Meyer Company	\$270,850.00	\$270,850.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

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

Location Description:

North county - 9832 Mill Pass acquired, rehabbed and sold by Meyer Company - addresses moved to Rubicon: 10238 Breckenridge - 9458 Baltimore - 8726 David - 3409 Airway - 9424 Chester - 9241 Leith - 3242 W Tennyson - 8646 Moran - 9262 Bataan - 9562 Bataan - 11052 Bernice - 3308 marmary - 8925 Argyle - 16020 Clarendon - 10311 Maddox - 9432 Echo - 2201 Spencer - 9015 North - 11109 Florence

Activity Progress Narrative:

Seven properties have been acquired within the targeted area 2 of these have development budgets approved and are awaiting document preparation

We are unclear how to report the discrepancy regarding the actual funds expended vs. fund drawdown. The funds drawdown is more than expended due to an error on a staff member reading the wrong amount due at closing on the HUD 1, the title company returned the funds to us and we are using them for subsequent closings. This issue has been resolved, and should not occur in the future

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	7	0/0	0/0	7/1
# of housing units	0	0	7	0/0	0/0	7/1
# of Households benefitting	0	0	0	0/0	0/0	0/1
# of Parcels acquired by	0	0	0	0/0	0/0	0/0
# of Parcels acquired by admin	0	0	0	0/0	0/0	0/1
# of Parcels acquired voluntarily	0	0	7	0/0	0/0	7/1

Total acquisition compensation to 0 0 270850 0/0 0/0 270850/35000

Activity Locations

Address	City	State	Zip
9832 Mill Pass	Saint Louis	NA	63134
10238 Breckenridge	Saint Louis	NA	63074
9458 Baltimore	Saint Louis	NA	63114
9251 Leith	Saint Louis	NA	63134
8726 David	Saint Louis	NA	63114
3409 Airway	Saint Louis	NA	63114
9424 Chester	Saint Louis	NA	63114

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

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

Activity Title: Right On Construction

Activity Category:

Acquisition - buyout of residential properties

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:

NSP Only - LMMI

Responsible Organization:

Right On Construction

Overall

Apr 1 thru Jun 30, 2009

To Date

Total Projected Budget from All Sources	N/A	\$183,350.00
Total CDBG Program Funds Budgeted	N/A	\$183,350.00
Program Funds Drawdown	\$181,545.64	\$181,545.64
Obligated CDBG DR Funds	\$183,350.00	\$183,350.00
Expended CDBG DR Funds	\$183,350.00	\$183,350.00
Right On Construction	\$183,350.00	\$183,350.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Acquisition of foreclosed properties - adding \$100,000 to activity for additional acquisition funds

Location Description:

North County - addresses: 6479 Fairford - 1416 Columbus - 5107 Middy

Activity Progress Narrative:

three properties have been acquired through this activity, no development budgets have been approved yet

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	3	0/0	0/0	3/3
# of housing units	0	0	3	0/0	0/0	3/3
# of Households benefitting	0	0	0	0/0	0/0	0/3
# of Parcels acquired by	0	0	0	0/0	0/0	0/0
# of Parcels acquired by admin	0	0	0	0/0	0/0	0/3
# of Parcels acquired voluntarily	0	0	3	0/0	0/0	3/3
Total acquisition compensation to	0	0	183350	0/0	0/0	183350/183350

Activity Locations

Address	City	State	Zip
1416 Columbus	Saint Louis	NA	63138

5107 Midday	Saint Louis	NA	63033
6479 Fairford	Saint Louis	NA	63033

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

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

Activity Title: Rubicon - Acquisition

Activity Category:

Acquisition - buyout of residential properties

Project Number:

NSP - 1

Projected Start Date:

10/01/2009

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisition/Rehab for Resale

Projected End Date:

10/01/2010

Responsible Organization:

Rubicon, Inc

Overall

Apr 1 thru Jun 30, 2009

To Date

Total Projected Budget from All Sources	N/A	\$800,000.00
Total CDBG Program Funds Budgeted	N/A	\$800,000.00
Program Funds Drawdown	\$262,200.00	\$262,200.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Acquisition of properties for development as for sale

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, 8646 Moran, 9262 Bataan, 9562 Bataan, 11052 Bernice, 3308 Marmary, 8925 Argyle, 16020 Clarendon, 10311 Maddox, 9432 Echo, 2201 Spencer, 9015 North, 11109 Florence

Activity Progress Narrative:

Performance Measures

No Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources**Amount**

No Other Funding Sources Found

Total Other Funding Sources

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

Acquisition - buyout of residential properties

Activity Status:

Under Way

Project Number:

NSP - 1

Project Title:

Acquisition/Rehab for Resale

Projected Start Date:

05/01/2009

Projected End Date:

01/30/2011

National Objective:

NSP Only - LMMI

Responsible Organization:

STLPDC NCST Acquisitions, LLC

Overall**Apr 1 thru Jun 30, 2009****To Date**

Total Projected Budget from All Sources	N/A	\$50,000.00
Total CDBG Program Funds Budgeted	N/A	\$50,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Acquisition fee for trasacting purchases through the National Community Stabilization Trust.

Location Description:

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

Activity Progress Narrative:**Performance Measures**

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/12
# of housing units	0	0	0	0/0	0/0	0/12
# of Households benefitting	0	0	0	0/0	0/0	0/12
# of Parcels acquired by admin	0	0	0	0/0	0/0	0/0
# of Parcels acquired voluntarily	0	0	0	0/0	0/0	0/12

Total acquisition compensation to	0	0	0	0/0	0/0	0/50000
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Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

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

Activity Title: STLPDC

Activity Category:

Acquisition - buyout of residential properties

Activity Status:

Under Way

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:

NSP Only - LMMI

Responsible Organization:

STLPDC NCST Acquisitions, LLC

Overall

Apr 1 thru Jun 30, 2009

To Date

Total Projected Budget from All Sources	N/A	\$8,000.00
Total CDBG Program Funds Budgeted	N/A	\$8,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

Acquisition fee for transacting purchases through the National Community Stabilization Trust.

Location Description:

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

Activity Progress Narrative:

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	0	0/0	0/0	0/4
# of housing units	0	0	0	0/0	0/0	0/4
# of Households benefitting	0	0	0	0/0	0/0	0/4
# of Parcels acquired by	0	0	0	0/0	0/0	0/0
# of Parcels acquired voluntarily	0	0	0	0/0	0/0	0/4
Total acquisition compensation to	0	0	0	0/0	0/0	0/8000

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources
