



Report to the Community 2015



Mayor's Remarks

While the state of the American economy is improving, it can be difficult for low and moderate-income individuals and families to find affordable, decent, and safe housing. The foreclosure crisis has finally stabilized and property values are on the mend, but our work in St. Louis is far from done. All across the country the gap between rent and income is widening, and a growing number of people are paying a disproportionate share of their income (more than 30%) for housing. When people are cost-burdened by the price of housing, they have to make tradeoffs. Usually this means families and individuals are forced to spend less on other necessities such as food, healthcare and education. When this happens, society suffers. We can do better.

Working together, we can reduce homelessness and poverty and improve economic inequality. It's the very reason we created the Affordable Housing Trust Fund, strongly encouraged and supported by housing advocates, in 2001. Because of you, the City has a dedicated source of funding specifically set aside to preserve, expand, and provide affordable housing and housing services to St. Louis's low and moderate-income households.

The Affordable Housing Trust Fund model builds upon the best aspects of the public-private model to achieve effective, targeted, financially-leveraged housing programs that build self-sufficient individuals, resilient families, and stronger neighborhoods. The Trust Fund's philosophy maintains that when the cost of housing is limited to 30% of household income, people will reinvest in their families and in their homes. This helps increase household wealth, raise our standard of living, and help us withstand economic setbacks.

The cornerstone belief underpinning the Trust Fund is that success begins at home. AHC focuses its funding to help people gain the skills and resources they need to become independent, self-reliant, and productive. When we invest in individuals, we create communities of stakeholders who continue the cycle by investing back into others and into the community. In essence, Trust Fund investments provide the downpayment into a positive cycle of paying it forward. This cycle builds resilience and is consistent with my administration's goals to make St. Louis socially, environmentally, and financially sustainable.

One program I would like to highlight that invests in people and gives them a second chance at life is the Criminal Justice Ministry's Release to Rent. Teaching the power of love, reconciliation and hope, Sister Carleen Reck, CJM staff, and more than 250 volunteers provide person-to-person assistance to transition formerly-incarcerated men and women back into society. The Ministry's structured, supportive residential program helps affirm clients' dignity by giving them essential tools, such as toothbrushes, bus passes and clothing, while helping to restore their self-worth and value by providing mentoring, life skills, and job placement. By reintegrating returning ex-offenders into our community, this restorative justice program empowers people to take responsibility for themselves, helps redirect former inmates to legal productive work, reduces the risk of recidivism and heals our community.

Borrowing from the dovetailed goals of making St. Louis a sustainable, resilient City, the Affordable Housing Commission continues to pursue strategies to locate affordable housing near transportation hubs, to make housing more energy efficient, and to make housing more environmentally responsible. Energy efficient housing is less wasteful, healthier, easier to maintain, less taxing on our energy grid, and less damaging to our environment. This past year, AHC participated in a series of discussions with policymakers, utilities, housing providers, and other funders to map out strategies to reduce costs and lower energy consumption.

As I write this column, the Commission is stepping up its energy efficiency/sustainable building requirements for the 2015 funding round. We have learned to use Trust Fund dollars to lead the charge of environmental stewardship. For every kilowatt hour we save in energy costs by improving low and moderate income housing energy efficiency, we reduce our dependence on energy and increase our independence and financial power. Money saved as a result of lower utility and maintenance costs helps us improve and preserve our existing affordable housing stock by freeing up owner capital for building maintenance and improvements.

I enjoy the stories AHC's Executive Director, April Ford Griffin shares with me about the inspiring stories of people, programs, and developments that are restoring lives and rebuilding our community. Our partner agencies reach deep into our community to help our most disadvantaged citizens. Our partners bring compassion, synergistic energy, and practical know-how to a broad range of solutions improving the state of affordable housing in the City of St. Louis. At its core, the Affordable Housing Commission is about partnership. The Commission brings together a successful collaboration of housing and financial resources to push the City to a better tomorrow. As your Mayor, I invite you to help us do everything possible to improve the health and economic prosperity for all St. Louisans. It's the right thing to do.

Francis G. Slay
Francis G. Slay
MAYOR

Chairman's Remarks



I am pleased to report that the Affordable Housing Commission "AHC" enjoyed a very successful 2015 fiscal and programmatic year. This year we established a firm commitment to the preservation of existing, low/moderate income, owner-occupied, housing stock by committing a total of \$1,000,000.00 to be utilized to support home repair programming in the City of St. Louis. We felt very strongly in charting this

course of action, because we must also be mindful of our existing citizen's who may be experiencing challenges in maintaining their homes in our City.

The commission implemented new reforms to our housing development guidelines involving energy efficiencies regarding the creation of new and existing housing developments. The reforms implemented will contribute to the occupant's affordability of the costs to sustain residency or ownership through lower utility bills. These reforms could achieve as much as a 10% to 30% reduction in combined utility cost for a given home.

We were also very pleased to support a number of critical homeless prevention and shelter initiatives in 2015. We recognize that providing a multitude of services to our homeless population is critical and that we must also be diligent in supporting those agencies and programs that do an effective job at preventing the spread of homelessness.

In a related action, the AHC supported a significant number of transitional housing programs that provide vital services to those individuals and families who are in the midst of a life crisis.

Finally, as in previous years, the AHC also provided funding support for a number of developments geared towards producing new, mixed-income housing in the City of St. Louis.

The board and staff of the Affordable Housing Commission take our duty and obligation to the citizens of the City of St. Louis very seriously. We appreciate the continued support, advocacy and productivity of our many valued community partners and we continue to be committed to make our region the best that it can be!

With best regards,

Derrick Thomas

Derrick Thomas
AHC Chairman
Home Builder Representative

EXECUTIVE DIRECTOR'S *report*



Dear Community Partners:

The Affordable Housing Commission (AHC) awards approximately \$5 million dollars every year through a competitive process to a broad coalition of non-profit and faith-based agencies, neighborhood organizations and for-profit developers who expand the availability of affordable housing and provide affordable housing services to low and moderate income residents throughout the City of St. Louis. The AHC is led by eleven appointed citizens who provide expertise and leadership and focus on projects that create lasting solutions. By leveraging Trust Fund dollars with private dollars, capital campaigns, faith-based financial commitments, non-profits, volunteer labor and state and federal funds, the Affordable Housing Commission capitalizes on these investments. In 2015, every dollar invested by the Trust Fund attracted \$23 dollars of outside investment.

The Trust Fund derives its funding from a special use tax on major purchases by individuals and corporations based outside the city limits. By ordinance, all funds awarded by the Commission must benefit families and individuals with incomes at or below 80% of the area's established median income. Forty percent of the funds must benefit families and individuals with incomes at or below 20% of the area's established median income. A family of four earning \$14,060 a year (for example) would be considered at or below 20% of the area's established median income.

The Commission provides funds for the creation of new affordable homes, accessibility modifications, homeless services and home repair, among other activities. Examples of activities funded in 2015 include the following:

- 59 new homes, including single-family homes and rental homes
- 345 home repair services, accessible home modifications for persons with disabilities and seniors, and lead remediation
- 177,989 bed-nights, meals, counseling sessions and other forms of support services for the homeless
- Transitional housing and services for 1,407 individuals provided by a dozen local organizations
- Rent, mortgage and utility assistance for 1,799 households

The positive impact of the programs and projects funded by the Trust Fund go well beyond expanding affordable housing. Since its formation in 2001, the Trust Fund has invested \$24,065,835 into construction projects in our City's neighborhoods. These dollars have leveraged nearly half a billion dollars (\$477,794,201) from outside sources and created more than 3,000 homes of which 1,454 are affordable and dedicated to serving low and moderate income residents.

In this annual report, you will read the names of projects that are improving the housing conditions for many of our lower income residents. People served by the Trust Fund are often individuals and households living with one or more disabilities and who are struggling to get by. The programs receiving Trust Fund assistance also provide educational and mentoring programs to help get people back to work, food, mental health counseling, drug treatment, prenatal care to help people live healthier lives, and rent and utility assistance to help people when funds are low and the rent is due.

We pledge to continue our efforts to be positive stewards of the public trust. We will work to support additional critical, innovative and strategic developments and programs in the coming years. I thank both the Affordable Housing Commission members and our staff for remaining diligent, dedicated and focused on achieving our mission. I also thank Mayor Slay for his leadership, vision, and commitment to improving the quality of life for all of the individuals and families in the City of St. Louis.

Yours in community service,

April Griffin
April Griffin
Executive Director

Staff



Support Staff

Photo from left to right:

Loretta Hiner,
Senior Housing Analyst

Paula R. Turner,
Account Clerk II

Twintenia Strother,
Community Development Specialist II

Sherrell Jacobs-Yancy,
Secretary II

2015

COMMISSIONERS



Derrick L. Thomas, Chair
Home Builder
Representative



Gail Brown
Licensed Realtor
Representative



Paula Foster
Tenant in subsidized/rent
assisted housing
Representative



James Clifford
Organized labor union
Representative



Lenny Jones
Healthcare
Representative



Steven Foelsch
Disabled Community
Representative



Deanetta James
Affordable Housing
Advocate Representative

Thank You

Mayor Slay and the City of St. Louis wish to thank those appointees who served the Commission with diligence and commitment during the time period covered by this report.



Village at Delmar Place

The Affordable Housing Commission provided assistance for the new construction of 12 of the 40 affordable apartments and townhomes in the Village at Delmar Place, Phase I. This energy-efficient rental housing development will provide home ownership opportunities to residents in 15 years.



The new construction of the Loretta Hall Townhomes is an effective response to the shortage of affordable housing in the City's Carr Square neighborhood. The 39 affordable townhomes will incorporate many sustainable features making them energy-efficient, comfortable, and easy to maintain.

Loretta Hall Townhomes



2015 AFFORDABLE HOUSING Projects



The former Garfield School was rehabilitated into 25 affordable and accessible, permanent supportive housing units. This state-of-the-art facility offers hope, empowerment, compassion, and a chance for independence to chronically homeless men and women.

Garfield Commons



Betty's Walk Subdivision

The Betty's Walk Subdivision is expanding home ownership opportunities for moderate income residents. This modular development is engineered and built with high quality control standards and sustainable features to make the homes energy efficient.



FY 2015 PROJECTS AWARDED

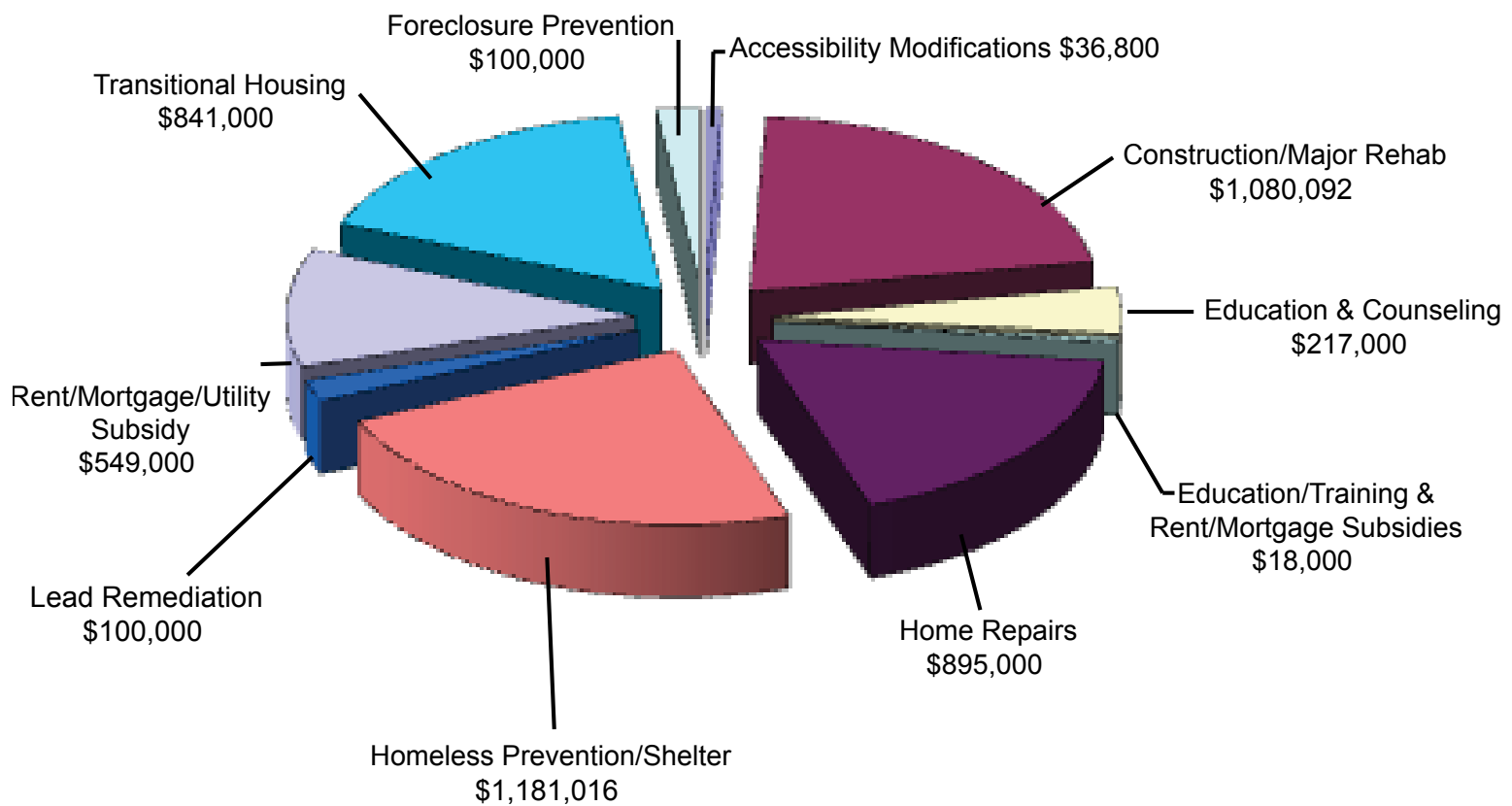
Agency	Project/Program Name	Projected Number Homes/Number Served	Type of Service	Total Amount Awarded	Serves 20% of Area Median Income?	% to 20% AMI	Amount to 20% AMI
Accessibility Modifications:							
Paraquad, Inc.	Home Access Program (HAP)	4	home modifications	\$20,000		0%	
Paraquad, Inc.	Rental Home Access Program (RHAP)	4	home modifications	\$16,800	Yes	36%	\$6,000
TOTAL ACCESSIBILITY MODIFICATIONS:		8		\$36,800		16%	\$6,000
Construction/Major Rehabilitation:							
East Fox Homes	East Fox Homes	45	rental homes	\$400,000			
Interfaith Residence dba Doorways	Gertrude Rehabilitation	4	rental homes	\$80,092	Yes	100%	\$80,092
McCormack Baron Salazar	North Sarah III, L.P.	10	rental homes	\$600,000	Yes	40%	\$240,000
TOTAL HOMES PRODUCED:		59		\$1,080,092		30%	\$320,092
Education and Counseling:							
Better Family Life, Inc.	Homebuyer Education/Financial Literacy	55	people served	\$50,000	Yes	40%	\$20,000
St. Patrick Center	Housing Support Program	260	people served	\$137,000	Yes	100%	\$137,000
Starkloff Disability Institute	Universal Design Summit 6			\$30,000			
TOTAL EDUCATION/COUNSELING BENEFICIARIES:		315		\$217,000		72%	\$157,000
Education/Training & Rent/Mortgage Subsidies:							
Employment Connection	Project Homecoming Veterans	15	people served	\$18,000			
TOTAL EDUCATION/TRAINING & RENT/MORTGAGE SUBSIDIES:		15		\$18,000		0%	\$0
Home Repairs:							
Better Family Life, Inc.	Home Repair Program	20	home repairs	\$200,000			
Harambee Youth Training Corporation	Harambee Youth Training Programs	30	home repairs	\$70,000			
Missouri EnergyCare, Inc. dba EnergyCare	2015 Home Repair and Weatherization Program	20	home repairs	\$50,000			
Rebuilding Together - St. Louis	Major Repairs Program	22	home repairs	\$100,000			
Riverview West Florissant Development Corp.	Handy Man	200	home repairs	\$255,000	Yes	100%	\$225,000
Urban League of Metropolitan St. Louis	Home Repair Program	38	home repairs	\$250,000	Yes	30%	\$75,000
TOTAL HOME REPAIRS:		330		\$895,000		34%	\$300,000
Homeless Prevention/Shelter:							
BJC Behavioral Health	Emergency Homeless Prevention	25	served	\$25,000			
The Bridge, formerly CARES Outreach	The Bridge	174,943	meals served	\$350,866	Yes	100%	\$246,000
City of St. Louis Dept. of Human Services	Project Support	350	served	\$6,000	Yes	40%	\$8,000
Covenant House Missouri	Crisis Program	300	served	\$25,000	Yes	100%	\$25,000
Gateway Homeless Services, Inc. dba Gateway 180	Gateway 180 Emergency & Rapid Re-Housing Program	1,300	served	\$380,000	Yes	100%	\$384,000
Our Lady's Inn	Our Lady's Inn Emergency Shelter	105	served	\$10,000	Yes	100%	\$10,000
Peter & Paul Community Services, Inc.	Emergency Shelter & Allen Ave. Transitional Program	450	served	\$198,000	Yes	100%	\$198,000
St. Martha's Hall	St. Martha's Hall	215	served	\$15,000	Yes	100%	\$12,000
Shalom House	Shalom House Emergency Shelter Program	80	served	\$135,000	Yes	100%	\$135,000
The Women's Safe House	Homeless Prevention for Domestic Violence Victims	221	served	\$36,150	Yes	100%	\$36,150
TOTAL HOMELESS PREVENTION/SHELTER:		177,989		\$1,181,016		98%	\$1,162,016
Lead Remediation:							
Urban League of Metropolitan St. Louis	Lead Remediation Program	7	served	\$100,000	Yes	24%	\$24,000
TOTAL LEAD REMEDIATION:		7		\$100,000		24%	\$24,000
Rent/Mortgage/Utility Subsidy:							
Cardinal Glennon Children's Medical Center	Family Assistance Program	25	families served	\$10,000	Yes	20%	\$2,000
Cardinal Ritter Senior Services	Senior Adults Find Encouragement (SAFE)	135	families served	\$22,000	Yes	100%	\$22,000
City Dept. of Health/Heat UP St. Louis	City Wide Heating and Cooling Assistance	500	families served	\$155,000			
Guardian Angel Settlement Assoc.	Emergency Assistance Program	50	families served	\$45,000	Yes	40%	\$18,000
Missouri EnergyCare, Inc. dba EnergyCare	2014 Low Income Energy Assistance Program	100	families served	\$25,000			
Northside Youth and Senior Service Center Inc.	Elderly Transportation/Family Housing Services	116	families served	\$25,000	Yes	100%	\$25,000
Paraquad, Inc.	Rental Assistance Program (RAP)	45	families served	\$27,000			
Places for People, Inc.	Hope, Health and Housing Rental Assistance	14	families served	\$100,000	Yes	100%	\$100,000
St. Patrick Center	Homeless Prevention Project	140	families served	\$80,000	Yes	100%	\$80,000
Urban League of Metropolitan St. Louis	Homeless Prevention Services	74	families served	\$60,000	Yes	33%	\$20,000
TOTAL RENT/MORTGAGE/UTILITY SUBSIDY:		952		\$549,000		49%	\$267,000
Transitional Housing:							
Almost Home, Inc.	Transitional Housing Program	110	served	\$45,000	Yes	100%	\$45,000
Center for Women In Transition	Transitional Housing for Female Ex-Offenders	60	served	\$36,000	Yes	100%	\$36,000
Community Women Against Hardship	Family Support Program	500	served	\$88,000	Yes	34%	\$30,000
Criminal Justice Ministry	Release to Rent Phase II	45	served	\$60,000	Yes	100%	\$60,000
Hammond Apartments LP	St. Louis Stamping Lofts and Farmworks	11	served	\$75,000	Yes	100%	\$75,000
Harris House Foundation	Recovery with Responsibility	250	served	\$30,000	Yes	100%	\$30,000
Haven of Grace	Residential Maternity Shelter	40	served	\$20,000	Yes	100%	\$20,000
Interfaith Residence (Doorways)	Doorways Jumpstart	18	served	\$20,000	Yes	100%	\$20,000
Interfaith Residence (Doorways)	Doorways Housing Program	268	served	\$202,000	Yes	100%	\$202,000
Peter & Paul Community Services, Inc.	Benedict Joseph Labre Center	30	served	\$80,000	Yes	100%	\$80,000
St. Louis Transitional Hope House	St. Louis Transitional Hope House	60	served	\$100,000	Yes	100%	\$100,000
St. Patrick Center	Rosati Group Home	15	served	\$85,000	Yes	100%	\$85,000
TOTAL TRANSITIONAL HOUSING:		1,407		\$841,000		93%	\$783,000
Foreclosure Prevention							
St. Louis Alliance for Homeownership Preservation (five agencies)	Foreclosure Prevention/Mortgage Assistance	600	families served	\$100,000			
TOTAL FORECLOSURE PREVENTION:		600		\$100,000			
GRAND TOTALS:		181,922		\$5,017,908		60%	\$3,019,108

2015

AFFORDABLE HOUSING COMMISSION FINANCIAL REPORT FOR FISCAL YEAR 2015 July 1, 2014- June 30, 2015

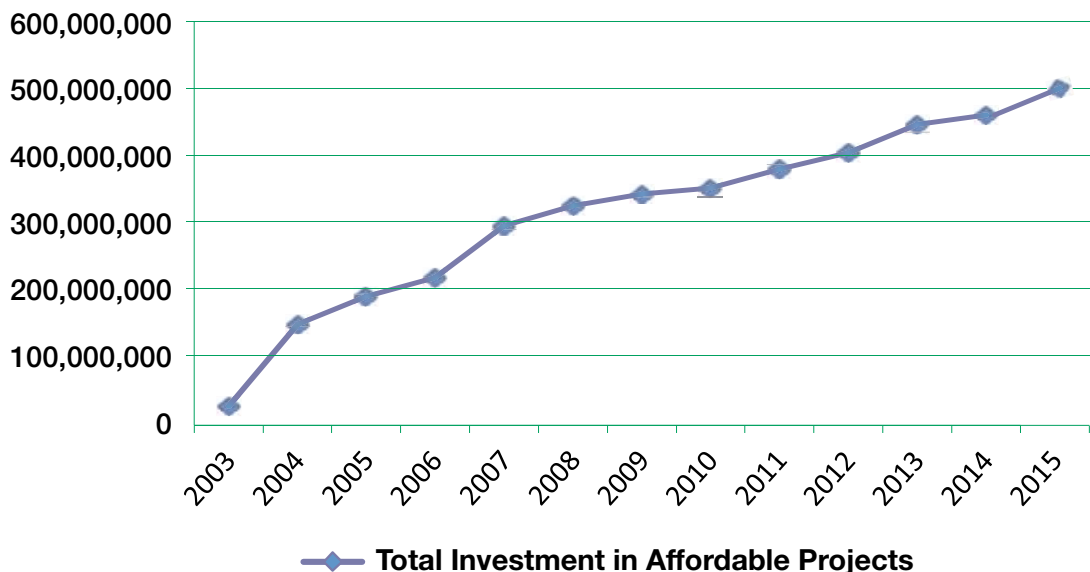
Beginning Balance 7/1/14.....	\$ 7,783,137.30
2015 Expenditures.....	\$ (4,246,178.83)
2015 Encumbrances.....	\$ (3,529,627.43)
2015 Commitments.....	\$ (4,520,503.91)
2015 Use Tax Revenue & Other Income.....	\$ 4,533,568.07
Ending Balance 6/30/15.....	\$ 20,395.20

FY 2015 Awards Totaling \$5,017,908



INVESTMENT IN *Affordable Housing Developments*

Total Investment in Affordable Projects



This chart shows annual cumulative investment in affordable housing developments since 2003. AHC has invested more than \$24 million into construction projects during this time. These projects have invested more than \$500 million into the City and created more than 1,400 affordable homes.



Removing Barriers: The Americans with Disabilities Act and Universal Design



Passage of the Americans with Disabilities Act 25 years ago, scored a victory for human rights across the country. It was designed to prohibit discrimination against people with disabilities in employment, transportation, public accommodation, communications, and governmental activities, but this historic legislation did so much more. Passage of the ADA ignited monumental changes throughout American society. The Americans with Disabilities Act unleashed the removal of barriers segregating people living with disabilities from the workplace and in their homes, and it sparked an entire industry dedicated to helping all people actively participate in life.

Because the Affordable Housing Commission invests millions of dollars into the new construction of affordable housing, the Commission made a promise to citizens. The Commission promised St. Louis that every new home built with Trust Fund dollars will be Universally Designed. Every new home will be accessible to people of all ages, abilities, or status in life, and each AHC-assisted home will be livable to the greatest extent possible.

The Affordable Housing Commission's Universal Design requirements direct architects to include mandatory features and innovations into all newly constructed AHC-assisted housing units. These requirements extend beyond standard accessible features that enable people living with disabilities to remain living at home. AHC-assisted, universally designed homes are barrier-free and designed for full and rich living experiences, whether a disability is present or not.

Home designs are influenced by many factors such as cost, lot size, target market, and neighborhood design standards. Since the expected life of an AHC-assisted home is 30-years, every unit needs to be designed to accommodate as many families as possible, and built to last a lifetime. Keeping with the City's pledge to sustainability, the

Affordable Housing Commission strives to meet a triple bottom line. Developers have responded to AHC's challenge by designing environmentally responsible, accessible homes that are affordable to occupy and to maintain. The ease-of-use features in Universally Designed homes increases their value because the homes appeal to a broader market, they are more comfortable, adaptable, and they allow people to age in place. This framework lends stability and diversity to our neighborhoods.

The Affordable Housing Commission's progressive Universal Design requirements were influenced by St. Louis' disability rights leaders, some of whom were instrumental in the passage of the landmark Americans with Disabilities Act. Their body of work expanding the rights of people living with disabilities, and forcing community alternatives to excluding people living with disabilities, has profoundly and positively impacted American society. We are finally recognizing the contributions made by all people. Society's inclusion of people living with a spectrum of abilities and disabilities, forces each of us to acknowledge, that as we pass from childhood to adulthood, most of us will experience temporary illness, injury and old age, and that our abilities change throughout life. When we design homes to accommodate diverse abilities, we create supportive living environments that help people participate fully in life.

A copy of AHC's Universal Design requirements can be found on the Commission's website at www.affordablehousingcommissionstl.org

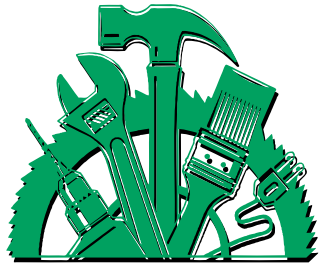


Affordable Housing Commission's *2015 Sustainability Initiatives*

- Funding targeted programs to end chronic homelessness.
- AHC set aside \$1 million for Home Repair Programs assisting homeowners with necessary repairs to preserve homes and maintain homeownership.
- Priority consideration given for affordable housing projects developed within ½ mile of a light rail station or frequent service bus lines.
- New AHC-assisted, single family, for-sale homes must be built with energy saving features.
- AHC-assisted, rehabilitated housing must be Lead Safe.
- New construction units must be Universally Designed.
- AHC-assisted construction projects must complete a Sustainability Impact Statement.
- AHC gives priority consideration to projects that significantly advance the City's Sustainability Plan.

ONGOING EFFORTS OF OTHER CITY DEPARTMENTS

Healthy Home Repair Program



As part of ongoing efforts to provide affordable housing to low and moderate income homeowners, the Healthy Home Repair Program continues to play a key role. The Healthy Home Repair Program seeks to improve the quality of owner-occupied housing by providing a coordinated approach to addressing health and safety issues in the home. As such, all scopes of work are driven by building and code compliance and lead hazard reduction, with the end result of a code-compliant and lead-safe home. The variety of funding sources in the Healthy Home Repair Program, which include CDBG, HOME, Affordable Housing Trust Funds, HUD Lead Grants, Federal Home Loan Bank, and special purpose funds via the non-profits that administer the program, enable the program to address critical housing needs of each property repaired. The repairs that are made in the program can often translate into improving the affordability of the housing unit, as quite often windows are replaced and other energy saving repairs are completed which should lower utility bills.

In addition, the program provides for priority repairs of an urgent need that can be addressed in a more expeditious manner. Examples of priority repairs include replacing a furnace during cold weather, broken water line, collapsed sewer lines, addressing electrical hazards, and replacing leaking roofs.

Program accomplishments for the Healthy Home Repair Program in 2015 include the following:

Loans Closed:	223
Affordable Housing Trust Funds Committed:	\$84,023
Entitlement Funds (CDBG/HOME) Committed:	\$2,198,372
Leverage Funds Committed:	\$211,631
Total Funds Committed:	\$2,494,026



Lead Safe St. Louis

During 2015 the Building Division's Lead Inspection Department conducted 598 lead hazard evaluations throughout the City. Of those inspections, 47% occurred because of an elevated blood-lead level investigation, meaning that a child with lead poisoning had been associated with the unit. This shows that the majority (53%) of the referrals fell into the category of primary prevention, which is a positive development in that the occupants of these units have not been lead poisoned. These preventative inspections provide an opportunity to prevent lead poisoning by remediating the units now in order to protect current and future occupants. In addition, the Building Division under the Healthy Home Repair Program conducted 109 risk assessments. Nearly all of these were under the category of primary prevention.

Through various City-funded initiatives, 716 housing units were remediated and cleared of lead hazards in 2015. Several funding sources were used to accomplish the remediation of these units, including federal funds and the Building Division's Lead Remediation Fund. Of the 716 total housing units, 69 units were rehabilitated by private owners using a combination of public and private sources. The Building Division conducted clearance testing until the units were lead-safe.

These activities have all taken place at a time when the federal funding available to combat lead poisoning has been significantly reduced, yet the City continues to prioritize and address these issues in order to protect the children living in the City.

Department of Human Services

Mayor Francis G. Slay, since taking office in 2001, has made ending homelessness in the City of St. Louis one of the signal policies of his administrations. The City of St. Louis' Department of Human Services (DHS) thus has as one of its prime missions providing a comprehensive approach to meeting the diverse needs of homeless individuals and families in the City of St. Louis.

The Affordable Housing Commission, created and funded through Mayor Slay's leadership, has become one of DHS' greatest partners in this effort, and is itself an outstanding champion of homeless rights and hospitality in the City of St. Louis.

Here is how DHS and the Affordable Housing Commission work together:

The City of St. Louis' Department of Human Services/Homeless Services Division (HSD) is a collaborator with the St. Louis City Continuum of Care (CoC), an organization of homeless service providers, non-profits, public agencies, and other community leaders and organization that plays a leading role in setting policy intended to end homelessness.

HSD performs several important functions to coordinate homeless services in the CoC that include:

- Development, coordination, and monitoring of new and existing service programs to meet the needs of the homeless and/or at-risk population.
- Negotiation, administration and monitoring of contracts with social service agencies to deliver these services ensuring through monitoring, that these services are not duplicated and that funds are efficiently and effectively utilized.

With the Affordable Housing Commission's help, the City of St. Louis and CoC have been able to leverage federal monies and greatly strengthen this community's networks of homeless prevention and shelter and transitional housing. That includes help for street homeless, for families and unaccompanied young people who are homeless, supporting housing programs for people with chronic mental illness.

City of St. Louis is better positioned and more effective than ever in rapidly moving people who are homeless off the street to safety and stability and into permanent housing.

DHS and Affordable Housing Commission, together, play a leading role in making that happen.

Community Development Administration

The Community Development Administration (CDA) applies for, distributes and monitors Community Development Block Grant (CDBG), HOME Investment Partnership (HOME), and Neighborhood Stabilization (NSP) funds made available through the U.S. Department of Housing and Urban Development. The funds are used to produce housing for low and moderate income people. During the Commission's fiscal year, July 1, 2014 through June 30, 2015, CDA assisted in the production of 225 low to moderate income units. Of these, 207 were rental units and 18 offered for-sale.



During FY15, CDA had four (4) Notice of Funding Availability (NOFA) funding rounds. Dozens of additional for-sale and rental housing units are under construction or in the predevelopment phase.

“To promote City living and neighborhood stabilization through the preservation and production of affordable, accessible housing and support services that enhance the quality of life for those in need.”

MISSION STATEMENT



AFFORDABLE HOUSING
Programs



Trust Fund dollars awarded to Missouri EnergyCare, Inc. dba EnergyCare helped to pay utility bills in 85 St. Louis homes during 2015, such as this client (pictured) who was able to remain living independently. Utility assistance helps families remain intact and safe in their homes when temperatures plummet and soar.



AHC provided funding to Harris House in support of its long-term transitional housing program. Harris House helps heal the mind, body and spirit by providing a comprehensive, treatment and recovery plan for 60 men and women in the City of St. Louis.

