

Grantee: St. Louis County, MO

Grant: B-08-UN-29-0001

January 1, 2019 thru March 31, 2019 Performance Report

Grant Number: B-08-UN-29-0001	Obligation Date: 03/06/2009	Award Date:
Grantee Name: St. Louis County, MO	Contract End Date: 03/06/2013	Review by HUD: Reviewed and Approved
Grant Award Amount: \$9,338,562.00	Grant Status: Active	QPR Contact: AMY ELLIS
LOCCS Authorized Amount: \$9,338,562.00	Estimated PI/RL Funds: \$3,395,119.45	
Total Budget: \$12,733,681.45		

Disasters:

Declaration Number

No Disasters 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 – As stated in section 99.320 of the Missouri Revised Statutes. Affordable rents – 1. A monthly amount not to exceed 30% of 1/12th of the gross annual income of household members, minus an allowance for tenant furnished utilities and other services, as defined by the St Louis County Housing Authority. 2. Missouri Housing Development Commission's established rent levels. D. LOW INCOME TARGETING The County will use a minimum of 25% of the NSP allocation to provide housing for families at or below 50% AMI E. ACQUISITIONS & RELOCATION The County anticipates demolishing only properties that meet the definition of blighted structure and cannot feasibly be rehabilitated to a marketable condition. Therefore, no low- and moderate – income dwelling units will be demolished under this grant.

Distribution and and Uses of Funds:

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

Changes made on 9/10/09

Added activities Rehabilitation/reconstruction of residential property as activity numbers: NSP 1(1-1)HASLC, 1(2-1)Meyer Company, 1(4-1)Ferguson, 1(5-1) LHP, 1(6-1) Right On Construction, 1(7-1) Duffe Nuernberger, 1(8-1) Allman Builders, 2(1-1) HASLC, and 2(3-1)Beyond Housing . Also added 2(1) to allow HASLC to acquire property for rental. Added funds to 1-12 STLPDC by transferring from 5(3) NECAC (\$25,000)

Changes made on 11/9/09

Fully committed administrative funds, Added development funds to Housing Authority NSP 2 (1-1) and Beyond Housing 2 (3-



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. Moingthprperierfmerderlo Satwilnohaen aeefctonourovealobigtnofuds.nbs;

Distribution and and Uses of Funds:

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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 Marmar, 8925 Argyle, 10311 Maddox, 2201 Spencer, 9015 North, 11109 Florence all to be moved to State funded. 9432 Echo moved to Landbanking HASLC. Budgets changed to reflect actual. Seabrook Rehab NSP 1(12-1) 11974 Del Reo to be moved to State and budget and property numbers changed to reflect actual. Vatterott Rehab NSP 1(11-1) 4309 Dardenne to be moved to State and budget and property numbers changed to reflect actual. Moved properties out of Lemay into State grant - moved funds to cover draws for Rubicon and Right On Construction rehab. Will adjust after QPR.

4/13/2011

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

9/22/2011

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

We have initiated a new program to allow homebuyers to select a foreclosed home and an approved contractor and use NSP Program Income funds to rehab the property bringing it up to County NSP housing standard & Ts Hoebep

Distribution and and Uses of Funds:

urchase program lends the homebuyer up to 25% of the purchase price for repairs. Homebuyers agree not to live in the house until all repairs have been completed. The County has four homes under this program in process.

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

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

Changes 10/26/11

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

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

Changes 11/10/11

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

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

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

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

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

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

Distribution and and Uses of Funds:

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Changes 6/13/12 - Removed 1500 Farmview and 11550 Darlington from HASLC Rehab 1(1-1) and reallocated to be rehabbed under NSP3 Federal grant; Entered quarterly performance measures for HASLC rehab; Entered additional properties to be demolished and land banked - moved from Rubicon Rehab 1 (16-1) and HASLC Rehab 1 (1-1) to Landbanking HASLC 3(2)

Definitions and Descriptions:

Acquisition and Relocation:



Public Comment:

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$12,598,097.69
Total Budget	\$0.00	\$12,598,097.69
Total Obligated	\$0.00	\$12,598,097.69
Total Funds Drawdown	\$0.00	\$12,598,097.69
Program Funds Drawdown	\$0.00	\$9,202,978.24
Program Income Drawdown	\$0.00	\$3,395,119.45
Program Income Received	\$0.00	\$3,395,119.45
Total Funds Expended	\$0.00	\$12,598,097.69
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$27,694.00

Progress Toward Required Numeric Targets

Requirement	Target	Actual
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$27,694.00
Limit on Public Services	\$1,400,784.30	\$0.00
Limit on Admin/Planning	\$933,856.20	\$924,971.96
Limit on Admin	\$0.00	\$924,971.96
Most Impacted and Distressed Threshold (Projected)	\$0.00	\$0.00
Progress towards LH25 Requirement	\$3,183,420.36	\$2,876,880.52

Overall Progress Narrative:

Staff continued to work towards NSP closeout on all remaining NSP funded lots.

Project Summary

Project #, Project Title	This Report	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
NSP - 1, Acquisition/Rehab for Resale	\$0.00	\$7,053,301.34	\$4,912,852.71
NSP - 2 b, Acquisition/Rehab for Rental	\$0.00	\$2,964,505.94	\$2,072,161.20
NSP - 3, Acquisition/Demolition/Redevelopment for	\$0.00	\$1,680,869.12	\$1,299,291.96
NSP - 4, Administration	\$0.00	\$924,971.96	\$918,672.37



Activities

Project # / NSP - 1 / Acquisition/Rehab for Resale

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

Activity Category:

Acquisition - general

Project Number:

NSP - 1

Projected Start Date:

05/01/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisition/Rehab for Resale

Projected End Date:

07/30/2010

Completed Activity Actual End Date:

Responsible Organization:

Better Family Life

Overall

	Jan 1 thru Mar 31, 2019	To Date
Total Projected Budget from All Sources	N/A	\$12,500.00
Total Budget	\$0.00	\$12,500.00
Total Obligated	\$0.00	\$12,500.00
Total Funds Drawdown	\$0.00	\$12,500.00
Program Funds Drawdown	\$0.00	\$6,500.00
Program Income Drawdown	\$0.00	\$6,000.00
Program Income Received	\$0.00	\$8,000.00
Total Funds Expended	\$0.00	\$12,500.00
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Housing Counseling as prescribed by NSP -

Location Description:

Within County targeted area

Activity Progress Narrative:



Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Properties	0		0/0	
# of Parcels acquired by	0		0/0	
# of Parcels acquired by admin	0		0/0	
# of Parcels acquired	0		0/0	
Total acquisition compensation	0		0/0	

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		0/0	

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	0/0	0/0	0/0	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

Grantee Activity Number: CPDC Program Delivery

Activity Title: RFP Program Delivery

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP - 1

Projected Start Date:

04/01/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisition/Rehab for Resale

Projected End Date:

12/31/2010

Completed Activity Actual End Date:

Responsible Organization:

CPDC

Overall

	Jan 1 thru Mar 31, 2019	To Date
Total Projected Budget from All Sources	N/A	\$28,968.75
Total Budget	\$0.00	\$28,968.75
Total Obligated	\$0.00	\$28,968.75
Total Funds Drawdown	\$0.00	\$28,968.75
Program Funds Drawdown	\$0.00	\$20,000.00
Program Income Drawdown	\$0.00	\$8,968.75
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$28,968.75
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

preparation of RFP developer properties
Completed Activity Actual End Date: 9/30/2010

Location Description:

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

Activity Progress Narrative:

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/9



Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

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

Activity Category:

Acquisition - general

Project Number:

NSP - 1

Projected Start Date:

05/01/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Acquisition/Rehab for Resale

Projected End Date:

07/30/2010

Completed Activity Actual End Date:

Responsible Organization:

NECAC

Overall

	Jan 1 thru Mar 31, 2019	To Date
Total Projected Budget from All Sources	N/A	\$12,000.00
Total Budget	\$0.00	\$12,000.00
Total Obligated	\$0.00	\$12,000.00
Total Funds Drawdown	\$0.00	\$12,000.00
Program Funds Drawdown	\$0.00	\$3,000.00
Program Income Drawdown	\$0.00	\$9,000.00
Program Income Received	\$0.00	\$9,000.00
Total Funds Expended	\$0.00	\$12,000.00
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Housing Counseling activities as prescribed by NSP

Location Description:

Within County targeted area

Activity Progress Narrative:

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/1
# of Parcels acquired by	0	0/0
# of Parcels acquired by admin	0	0/0
# of Parcels acquired	0	0/0
Total acquisition compensation	0	0/0



	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/0

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	0/0	0/0	0/0	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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



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

Activity Category:
Rehabilitation/reconstruction of residential structures

Project Number:
NSP - 1

Projected Start Date:
04/01/2010

Benefit Type:
Direct (HouseHold)

National Objective:
NSP Only - LMMI

Activity Status:
Under Way

Project Title:
Acquisition/Rehab for Resale

Projected End Date:
12/31/2011

Completed Activity Actual End Date:

Responsible Organization:
Seabrook Homes LLC

Overall	Jan 1 thru Mar 31, 2019	To Date
Total Projected Budget from All Sources	N/A	\$185,636.51
Total Budget	\$0.00	\$185,636.51
Total Obligated	\$0.00	\$185,636.51
Total Funds Drawdown	\$0.00	\$185,636.51
Program Funds Drawdown	\$0.00	\$100,418.78
Program Income Drawdown	\$0.00	\$85,217.73
Program Income Received	\$0.00	\$90,523.39
Total Funds Expended	\$0.00	\$185,636.51
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

RFP developer -

Location Description:

12735 Needlepoint

Activity Progress Narrative:

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/1



Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Project # / NSP - 2 b / Acquisition/Rehab for Rental

Grantee Activity Number: Beyond H Rental Rehab NSP - 2 (3-14)

Activity Title: BH Rehab of 6242 Dardanella

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP - 2 b

Projected Start Date:

04/01/2010

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Acquisition/Rehab for Rental

Projected End Date:

04/30/2011

Completed Activity Actual End Date:

Responsible Organization:

Beyond Housing

Overall

Total Projected Budget from All Sources

Jan 1 thru Mar 31, 2019

To Date

Total Budget

N/A

\$151,936.00

Total Obligated

\$0.00

\$151,936.00

Total Funds Drawdown

\$0.00

\$151,936.00

Program Funds Drawdown

\$0.00

\$151,936.00

Program Income Drawdown

\$0.00

\$38,641.43

\$0.00

\$113,294.57

Program Income Received

\$0.00

\$71,240.33

Total Funds Expended

\$0.00

\$151,936.00

Most Impacted and Distressed Expended

\$0.00

\$0.00

Match Contributed

\$0.00

\$0.00



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

Location Description:

6242 Dardanella

Activity Progress Narrative:

Accomplishments Performance Measures

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Properties	0	0/1

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Housing Units	0	0/1
# of Singlefamily Units	0	0/1

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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



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

Activity Category:
Rehabilitation/reconstruction of residential structures

Project Number:
NSP - 2 b

Projected Start Date:
04/01/2009

Benefit Type:
Direct (HouseHold)

National Objective:
NSP Only - LH - 25% Set-Aside

Activity Status:
Under Way

Project Title:
Acquisition/Rehab for Rental

Projected End Date:
09/30/2010

Completed Activity Actual End Date:

Responsible Organization:
HASLC

Overall	Jan 1 thru Mar 31, 2019	To Date
Total Projected Budget from All Sources	N/A	\$183,751.16
Total Budget	\$0.00	\$183,751.16
Total Obligated	\$0.00	\$183,751.16
Total Funds Drawdown	\$0.00	\$183,751.16
Program Funds Drawdown	\$0.00	\$130,098.83
Program Income Drawdown	\$0.00	\$53,652.33
Program Income Received	\$0.00	\$35,432.33
Total Funds Expended	\$0.00	\$183,751.16
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

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

Location Description:

25 Forestwood St. Louis, MO 63136

Activity Progress Narrative:

Accomplishments Performance Measures

# of Properties	This Report Period	Cumulative Actual Total / Expected
	Total	Total
	0	0/0



Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	0/0	0/0	0/0	0
# Renter Households	0	0	0	0/0	0/0	0/0	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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



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

Activity Category:

Acquisition - general

Project Number:

NSP - 2 b

Projected Start Date:

04/01/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Completed

Project Title:

Acquisition/Rehab for Rental

Projected End Date:

12/31/2011

Completed Activity Actual End Date:

Responsible Organization:

Rubicon, Inc

Overall	Jan 1 thru Mar 31, 2019	To Date
Total Projected Budget from All Sources	N/A	\$23,180.17
Total Budget	\$0.00	\$23,180.17
Total Obligated	\$0.00	\$23,180.17
Total Funds Drawdown	\$0.00	\$23,180.17
Program Funds Drawdown	\$0.00	\$23,180.17
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$23,180.17
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Property sold to low income family - project moved from Rubicon Acquisition
Completed Activity Actual End Date:2/4/2011

Location Description:

8646 Moran

Activity Progress Narrative:

Accomplishments Performance Measures

No Accomplishments Performance Measures

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.



Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources



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

Activity Category:

Acquisition - general

Project Number:

NSP - 2 b

Projected Start Date:

05/01/2010

Benefit Type:

()

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Completed

Project Title:

Acquisition/Rehab for Rental

Projected End Date:

09/30/2011

Completed Activity Actual End Date:

Responsible Organization:

Rubicon, Inc

Overall	Jan 1 thru Mar 31, 2019	To Date
Total Projected Budget from All Sources	N/A	\$36,550.00
Total Budget	\$0.00	\$36,550.00
Total Obligated	\$0.00	\$36,550.00
Total Funds Drawdown	\$0.00	\$36,550.00
Program Funds Drawdown	\$0.00	\$36,550.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$36,550.00
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

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)

Completed Activity Actual End Date:12/30/2011

Location Description:

10620 Clarendon

Activity Progress Narrative:

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Parcels acquired by admin	0	0/1
# of Parcels acquired	0	0/1
Total acquisition compensation	0	0/36500



	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/1
# of Singlefamily Units	0	0/1

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

Project # / NSP - 3 / Acquisition/Demolition/Redevelopment for

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

Activity Category:

Acquisition - general

Project Number:

NSP - 3

Projected Start Date:

05/01/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Completed

Project Title:

Acquisition/Demolition/Redevelopment for

Projected End Date:

01/30/2011

Completed Activity Actual End Date:

Responsible Organization:

STLPDC NCST Acquisitions, LLC

Overall	Jan 1 thru Mar 31, 2019	To Date
Total Projected Budget from All Sources	N/A	\$6,000.00
Total Budget	\$0.00	\$6,000.00
Total Obligated	\$0.00	\$6,000.00
Total Funds Drawdown	\$0.00	\$6,000.00
Program Funds Drawdown	\$0.00	\$6,000.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00



Total Funds Expended	\$0.00	\$6,000.00
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

performance measures removed - will be reported under property rehab activity

Location Description:

Within targeted area of substantial amendment - North St. Louis County and Lemay
6217 Greer - 361 Plaza and 1264 Purcell

Activity Progress Narrative:

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/0
# of Parcels acquired by	0	0/0
# of Parcels acquired by admin	0	0/0
# of Parcels acquired	0	0/0
Total acquisition compensation	0	0/6000

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/0

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	0/0	0/0	0/0	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

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

