



1520 Market, Suite #2080  
St. Louis, Missouri 63103

# AHC

## AFFORDABLE HOUSING COMMISSION *2012 Annual Report and 10 Year Report to the Community*



[www.affordablehousingcommissionstl.org](http://www.affordablehousingcommissionstl.org)

### INSIDE THIS SPECIAL EDITION

- Mayor's Remarks 1
- Chairman's Remarks 2
- Director's Remarks 3
- Financial Report 6-7
- Guest Articles:
- Mental Health Board 10
- St. Louis Housing Authority 11
- Photo Retrospective INSIDE BACK COVER



# annual report

# Mayor's Remarks

It is with great pride that I present the Affordable Housing Commission's 2012 Annual Report. It focuses on 2012. But, it also looks back at our first decade of service to the people of our City.

Thanks to the voters of St. Louis, we are one of only a handful of local governments with a dedicated source of revenue to create more affordable housing and expand supportive services. It shows our commitment to giving thousands of low income and disadvantaged citizens a hand up to self sufficiency and prosperity and to making important investments to improve our impoverished neighborhoods. We will see a payoff for years to come.

The Affordable Housing Commission began awarding grants and loans to non-profits, faith-based agencies, for-profit developers with housing partners and neighborhood organizations in 2003. Since that time, we have awarded more than \$65,400,000 to our partner agencies. Since 2003, we have invested nearly \$20 million into rental and for-sale housing projects creating nearly 1,150 affordable housing units. These projects attracted more than \$420 million in investment into our community and produced more than 2,400 homes. This is money that created jobs, fueled additional investment, revitalized neighborhoods, and expanded the City's supply of affordable housing. Borne out of compassion and driven by a mission, our partner agencies help our most disadvantaged citizens. The individuals and households we serve often face one or more disabilities and are struggling with low wages, rising costs, and a limited supply of affordable housing.

These are real projects helping real people and strengthening real neighborhoods. The Garfield School in the Benton Park is a case in point. It has been renovated and converted into a Safe Haven, soon to be Garfield Place Apartments. This \$7 million project will preserve the historic Garfield School and convert it into an energy-efficient, accessible, permanent supportive housing facility for twenty-five (25) chronically homeless men and women. Because chronic homelessness is often accompanied by mental and/or behavioral issues, Garfield Place Apartments will staff a case manager, nurse, occupational therapist, and other professionals to help residents transition out of homelessness.

It is part of my plan to end chronic homelessness in our City. Our plan calls for the creation of 500 units of permanent, supportive housing in the City. I am proud to report that the City is more than half-way there. Our plan also focuses on preventing homelessness, moving people who do become homeless into housing quickly, and providing the wrap-around services necessary for them to maintain stable housing. The Affordable Housing Commission has played a major role in our success and progress. Since 2003, the Commission has invested more than \$12 million dollars to help individuals and families earning 20% or less than the Area Median Income.

We also help people stay in their own homes. Our foreclosure prevention partnership saved 1,328 families from foreclosure since 2008. We have helped thousands of seniors, people with disabilities, and low income families stay warm in the winter and cool in the summer with our utility assistance.

These are not handouts. They are investments. AHC development projects generate an impressive rate of return. The loans that the Affordable Housing Commission provides to development projects create and expand affordable housing. AHC provides difference-making gap financing. For every AHC dollar invested, each project on average attracts \$21 dollars from outside sources. The sources of funding include state and federal housing programs, funding from private investors, capital campaigns, and faith-based financial commitments.

Mayor's Remarks continues on page 1



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

- John Albert
- Gerald S. Anderson
- Ann Bannes
- Robert Batts
- Mary Brake
- Patricia Clay
- Terence M. Cole
- John Cross
- Dena DiStefano
- Cindy Doerr
- \*Phil Fingerhut
- Renato T. Foronda
- Loura Gilbert
- Mary Gordon
- Lisa Gould-Walker
- Joann Harris
- Louis Johnson
- \*Donna C. Jones
- Johnnie Mae Jones
- Betty Jean Kerr
- Rachelle L'Ecuyer
- Evelyn Mandley
- Judge David C. Mason
- \*Brian A. Murphy
- Rose C. Palmer
- LaDonna Parker
- \*Colleen Kelly Starkloff
- Kacie Starr Triplett
- \*Dr. Consuelo Wilkins

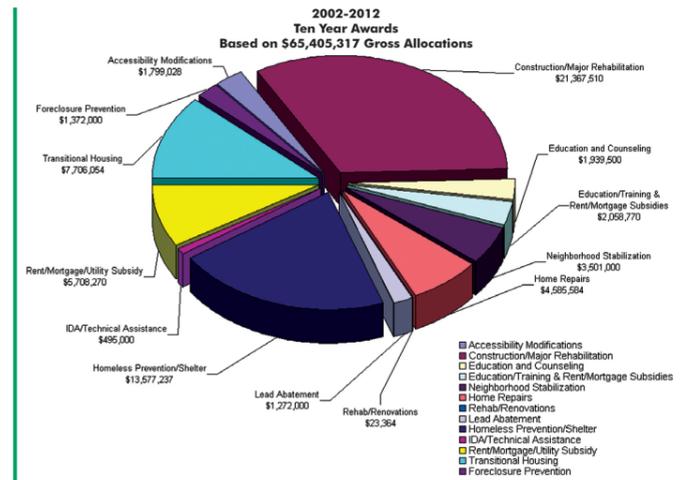
\*Denotes former Chairman



The East-West Gateway Council of Governments recognized the 6 North apartment complex in the central west-end for its superior incorporation of universal design and mixed-income, urban panache. Partners accepting the 2011 award are: Randy Rhoads, VP, McCormack Baron Salazar, Pamela Perlmutter, Development and PR Director, Paraquad, Mayor Francis Slay and Angela Morton Conley, Affordable Housing Commission.

## a retrospect

There's a lot of history associated with ten years of programming, and it's impossible to highlight it all. But AHC has made a difference. Below are just a few of the developments, programs and services made possible with Affordable Housing Trust Fund support. Thank you St. Louis for a great partnership. To quote Mayor Slay, "the work continues."



### Partridge Place

Mayor Slay, Dr. Lynne M. Cooper, President Emeritus of Doorways, and the late Alderman Gregory J. Carter announce the upcoming construction of Partridge Place, an 18-unit, new-construction, rental housing facility dedicated to serving extremely low-income residents. In 2005, AHC provided \$296,800 in construction funding for the housing facility serving residents with HIV/AIDS.



### The Dick Gregory Apartments

The Dick Gregory Apartments received gap financing from AHC for the project located in the historic Ville community. The development consisted of 36 renovated homes and four new construction townhomes in two buildings. The Dick Gregory Apartments included two newly constructed townhomes located at 4642 and 4648 Aldine. AHC provided funding for the first floor units in each building as well as the 36 rehabilitated homes.



### St. Patrick Ground Breaking

Mayor Slay and other dignitaries break ground for the new Rosati House, a St. Patrick Center permanent housing facility for very low-income individuals. AHC provided \$500,000 in 2005 for the \$6.7 million dollar development.



### Habitat for Humanity Development

This early Habitat for Humanity Development consisted of 20 single and attached for-sale homes. The development was constructed in 2004 with Trust Fund support.



### The Leather Trade

The Leather Trade building is an 8-story warehouse that was built in 1912. In 2010, Commission funding helped preserve the structure and transform it into affordable rental housing for artists and moderate-income residents.



### Sullivan Modular

The Affordable Housing Commission assisted with the funding of the Sullivan Place Homes, a single-family, for-sale development built with sustainable practices and materials in the 5th Ward. In this photo, the first energy-efficient modular home is delivered and erected.



### Appreciation

In 2003, Chairman Brian Murphy surprised retiring Chair, Colleen Starkloff, with roses, crystal and a certificate of appreciation. Former Commissioners Mary Gordon, Joann Harris, Laura Gilbert, Donna Jones, Rachelle L'Ecuyer, and the Executive Director, Angela Morton Conley, look on.



### Alanson Apartments

AHC provided \$200,000 for the rehabilitation and preservation of Alanson Apartments, a significant building built in the Classic Revival style in 1908. AHC funding was invested in 8 affordable two-bedroom, 2-bath apartments on the 2nd and 3rd floor.



### World Changers

Teenage crew members for World Changers provide home repairs in St. Louis neighborhoods annually. Above, a group of teens repair a roof during the 2004 blitz.



### 2005 Cornerstone

A mother and child pose after a walk-through of their newly leased apartment in the 26th Ward. Cornerstone, a non-profit faith-based organization, obtained funding from the Commission to renovate one unit in the two-family flat.



### JVL 2009 Home Owner

A homeowner stands on the porch of this energy-efficient, LEED certified home in the JeffVanderLou neighborhood. In the past decade, Habitat for Humanity, St. Louis has built nearly 100 new homes in this neighborhood alone. In this 2009 project, AHC provided funding for eight homes.



### 2010 Commissioners Pause

Retiring Chairman, Phil Fingerhut (seated center) took a moment to pose with fellow Commissioners and the AHC Executive Director following the June 2010 Commission meeting. During his six consecutive years of service, Mr. Fingerhut spearheaded much growth in housing development and foreclosure prevention services for the community.