



THE HOUSING PARTNERSHIP



ANNUAL REPORT

2023

Who We Are

History: The Housing Partnership was incorporated in 1998 after being founded by the residents and stakeholders of the Lemay community, working together with St. Louis County government in the aftermath of the flood of 1993.

Mission: To create, preserve, and support healthy and financially stable households in the St. Louis area, while facilitating commercial development in Lemay.

Vision: We provide outstanding services to our clients and the communities we serve. We are a lead organization in the building of a strengthened community in the St. Louis region.

Three Pillars of THP:

**Homebuyer
Services**

**Home Repair
Programming**

**Residential
Development**



Letter from our Executive Director

2023 was my first full year of service as Executive Director of The Housing Partnership (THP), as well as the 25th anniversary of the organization.

THP solidified our Homebuyer Services programming by adding another Housing Counselor to the team, who then acquired her HUD-certification by year's end. We now employ two full-time, HUD-Certified Housing Counselors, working to provide homebuyer education and access to down payment assistance.

We moved into contract and underwriting for the construction of four (4)-new homes in Lemay, which will be sold to low-to-moderate income buyers and should break ground in the summer of 2024.

While continuing our robust, FHLB of Des Moines funded Home Repair programming, THP also added two pilot programs for income-qualified residents of Lemay, Affton, and Mehlville, assisting with safety, health, and welfare concerns of their homes/properties.

A Property Maintenance program was funded by the St. Louis County Port Authority to address items such as tree/shrub/overgrowth removal and trimming, as well as junk removal, power washing, and fence repair. St. Louis County Community Development Block Grants (CDBG) funded an Aging in Place program that makes modifications to the homes of elderly and/or severely disabled clients, to include the installation of grab-bars, conversion to walk-in showers and ADA toilets, and the relocation of laundry services from the basement to a spare room on the main level of the home.

These three programs form a Home Repair "toolchest" that addresses the needs of longtime residents, aiming to maintain the aging housing stock in partnership with our new home development.

We look forward to continuing our established services in 2024, while also growing our newly piloted programs and capacity.

Kevin Poe
Executive Director



Homebuyer Services

Homebuyer Services is designed to prepare homebuyers across the St. Louis region so they can have the knowledge, skills, and connections to become educated and responsible homeowners.

We help facilitate Down Payment Assistance (DPA) funds in the St. Louis Metro area which provide low/moderate income homebuyers with a \$6-10 thousand dollar forgivable loan to help with down payment and closing costs.

We also helped clients apply for State Assistance for Housing Relief (SAFHR) which provided mortgage assistance to those who were affected by COVID-19.

**\$137,000
DPA Funds
Granted**

**85 Clients Took
Homebuyer
Education
Courses**

**\$1 Million+
Mortgage
Assistance
Granted**



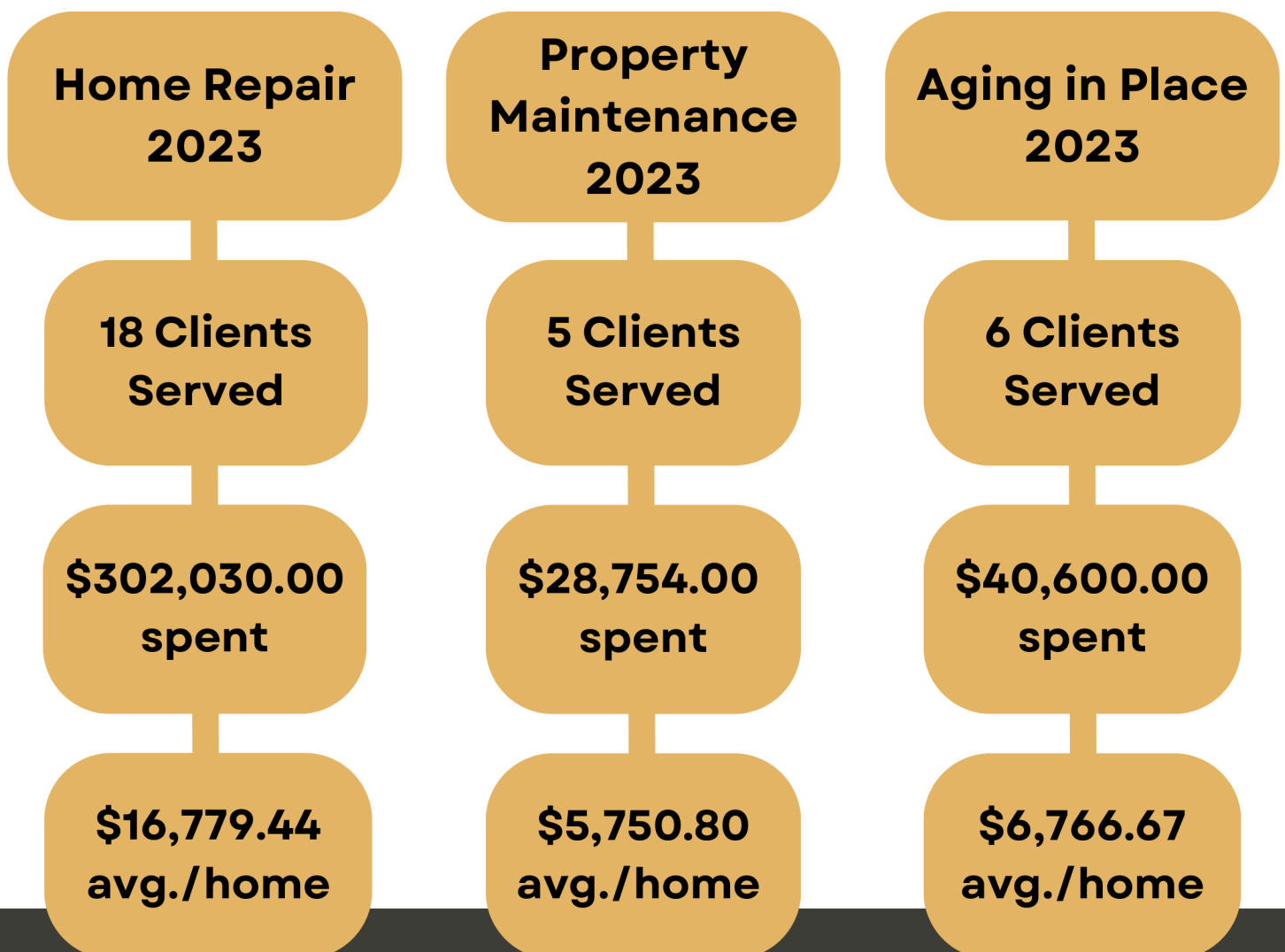
**Helped 156
Clients Apply for
Mortgage
Assistance**



Home Repair Programming

Through generous grant funding, THP oversees quality, professional home repairs, property maintenance, and “aging in place” modifications to low/moderate income homeowners who cannot afford crucial improvements needed to increase the health and safety of their homes.

Our goal is to help Lemay, Affton and Mehlville residents remain in their homes for as long as possible, aging comfortably in the community they love, and where they have often raised their families.



Residential Development

The Housing Partnership has worked to strengthen and revitalize the Lemay community through quality and affordable residential home development. Since its inception, THP has spearheaded the development of more than sixty new construction homes, with four more scheduled to break ground in 2024.

**Over 60
Homes Built**



**40 Rental Units
(Managed by
third party)**

**Over 20 New
Homeowners**



**Over \$15 Million
Spent**

"Making Home Happen"

THANK YOU

St. Louis County HOME
St. Louis County OCD
St. Louis County CDBG
MO Dept. of Econ Dev
BMO Harris

Midwest Bank
PNC Bank
RGA
Simmons Bank
Commerce Bank
Regions Bank

Great Southern Bank
Plumbers & Pipefitters Local 562
Rise Community Development
Bank of America
St. Louis Design Alliance
CODES Cannabis
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FHLB of Des Moines
St. Louis City CDA
St. Louis County Port Authority
CIBC Bank
School Sisters of Notre Dame

River City Casino
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