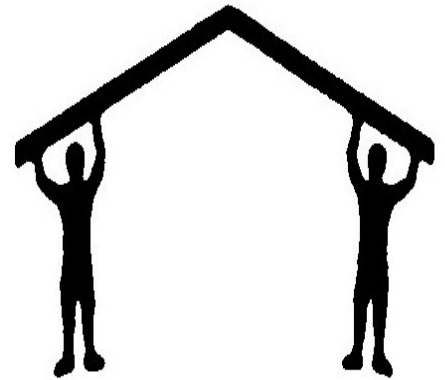


LEMAY HOUSING PARTNERSHIP, INC.

2012 ANNUAL REPORT

November 2013

Lemay Housing Partnership, Inc. was incorporated in 1998 and since its inception has provided a variety of programs and assistance to enhance the living environment of the Lemay community. Located in south St. Louis County, this unincorporated community abuts the southern border of the City of St. Louis and sits directly along the historic Mississippi River. It is believed that the earliest settlement in Lemay dates back to 1700, even before settlement occurred in St. Louis. The community developed over the next 300 years, providing Lemay with a rich history and varied architectural styles, amenities along the commercial corridors, solid public and parochial schools, and an extensive public park system with trails providing recreational opportunities along the river.



The Lemay Housing Partnership's mission is to promote and enhance the quality of life by creating a healthy and economically sustainable living environment for low and moderate income families in the Lemay Community of south St. Louis County.

Letter From the Executive Director

Lemay Housing Partnership, Inc. was founded by local Lemay residents and businesses committed to the betterment of the **Lemay** community. The commitment and strength of those individuals are very much appreciated in the **Lemay** community to this day, and their efforts are respected throughout the St Louis community. The task of establishing and maintaining a community development corporation was not easy. To their credit, they stayed the course and sustained **LHP** until such time that additional resources were identified to formalize the organization's capacity at a level required to operate and to expand the depth of community development services offered by **LHP** in the Lemay community as reflected in this report. The noted accomplishments are a direct result of the prior board members' and staff foresight and perseverance combined with the collective efforts of **Friends, Neighbors and Partners** like you providing the much needed support to enhance and fuel **LHP's** efforts to improve the residential living conditions in the **Lemay** community. Your support has allowed **LHP** to maintain its efforts and further expand affordable housing opportunities and related educational services for low and moderate income families in this community.

LHP's 2012 report reflects many great accomplishments and highlights the core areas of focus for the organization from a programming perspective. The new business plan and neighborhood plan were developed in 2012 with implementation beginning in 2013. Ongoing support of residents, board members, staff, volunteers, elected officials, and many public and private sector partners has made a tremendous difference for the clients **LHP** served this past year. Thank you and all of our supporters for truly making a difference in the lives of so many residents of **Lemay** in 2012. We are excited about 2013 and the future because of strong partners like you who are willing to assist **LHP** in its efforts to make a difference for individuals and families in need of a little assistance to keep moving forward.

Thanks for all you do for **Lemay!**

Reginald Scott



“The incomes of Lemay residents are as varied as the architecture. The challenge is to meet the constant need to shore up the aging housing stock and reverse the trend of disinvestment that was exacerbated by one of St. Louis County’s highest foreclosure rates during the past ten years.” Dr. Phil Mannhard, Board Chairman



Lemay Housing Partnership's mission is accomplished through programming that includes:

- ◇ Home Repair Services to abate code violations, upgrade major systems, improve the safety of homes, and increase energy efficiency - volunteerism is a valuable component of the effort;
- ◇ Residential Development of affordable housing; and
- ◇ Housing Counseling and Homeowner Education.

2012 Accomplishments

Home repair services have been provided to over 200 existing homeowners since 2000, providing almost \$1,000,000 in funding in the form of forgivable loans, grants and construction management services to develop the scope of work, procure competitive bids and manage the completion of the work in a workmanlike manner. **34 homes received repairs in 2012.** Also in 2012, **27 volunteer days were conducted in Lemay with volunteer hours topping 2300 by 403 individuals** from churches, corporations and other nonprofits as alleys were cleaned, community outreach was performed and **41 homes were improved.**

Affordable residential development since 2000 has included approximately \$3,000,000 in reinvestment to produce 12 new and 5 major rehabilitations on existing foreclosed or vacant properties. The homes were all sold to new homeowners, most recently priced between \$95,000 and \$115,000. **Four homes were completed and sold in 2012.**

Housing counseling and homeowner education, which included health screenings, were provided to 333 Lemay residents in 2012. Families participating in the home repair program were required to participate in the homeowner education workshops. The goal was to not only address the physical needs of the home but enhance the homeowner's capacity to be successful in the operation of their homes and daily lives.

2012 was a transformational year for LHP as an organization. The Board of Directors worked with a consultant, The Rome Group, to develop a multi-year business plan covering 2013 – 2015 based on the existing strategic plan and the desire to solidify LHP's position and build its capacity as a leading organization to ensure that Lemay is a healthy and sustainable community. To that end the following goals were established:

- ◇ Initiate a residential development plan consistent with the St. Louis County Lemay Comprehensive Plan,
- ◇ Expand preservation of existing housing stock and retention of homeowners and attract new residents,
- ◇ Diversify and increase income streams to ensure continued financial sustainability,
- ◇ Strengthen organizational capacity to engage the Lemay Community and position the organization as a leader in the housing field, and
- ◇ Expand programming in order to accomplish the dual goals of increasing the availability of quality, healthy and affordable housing in Lemay and to further increase LHP's financial stability.

Recognition of 2012 Partners and Funders

St Louis County Port Authority – Community Reinvestment Fund
 Federal Home Loan Bank of Des Moines
 First Missouri Credit Union
 PNC Bank
 Missouri Housing Trust Fund
 Daughters of Charity Foundation
 St. Louis County Office of Community Development
 Missouri Foundation for Health
 Lutheran Foundation of St. Louis
 Regional Housing and Community Development Alliance
 St. Louis County Economic Council
 River City Casino
 Midwest BankCentre
 Montgomery Bank
 Commerce Bank
 School Sisters of Notre Dame
 Rubicon Corporation
 And countless individuals, companies and institutions that provided important support and resources.

Thank You! Thank You! Thank You!

Contact Us

Lemay Housing Partnership is located in the Maria Center on the beautiful campus of the School Sisters of Notre Dame at 336 E. Ripa., St. Louis, MO 63125

Please call us at (314) 631-9905 to learn more about our programs and discuss ways we can partner.

Board of Directors

Phil Mannhard, DDS,
Board Chair

Jack Bettag, Vice-Chair

Paul Northington, Treasurer

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David Kuhn

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Ed Stewart

Sr. Leonette Juengst

Sr. Celine Schumacher

Vesna Bozovich

Staff

Reginald Scott, Executive Director

Pat Haukap, Admin. Assistant

Mark Bohnert, Program Manager

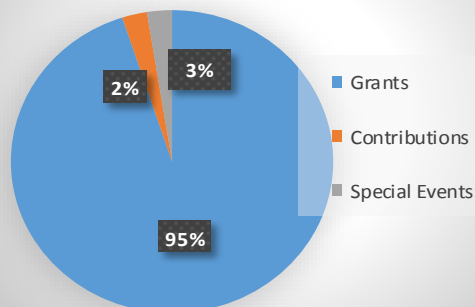
Gina Ryan, Program Manager

Thomas (TC) Parsons, Volunteer Manager

Nina Ghatan, Healthy Housing Advocate

2012 Financials

Support and Revenue
\$630,685



Expenses
\$512,675

