

Urban League

St. Louis City

3701 Grandel Square
St. Louis, MO 63108
(314) 615-3600
www.ulstl.org

St. Clair County

1401 E. Broadway
East St. Louis, IL 62205
(618) 274-1150
www.ulstl.org

St. Louis County

8960 Jennings Stations Road
St. Louis, MO 63136
(314) 388-9840
www.ulstl.org

Madison County Urban League

210 William St.
Alton, IL 62202
(618) 462-0036
<http://theurbanleague.org>

Urban League housing programs address the needs of residents in St. Louis city and county in Missouri and St. Clair and Madison counties in Illinois. HUD-certified housing programs teach participants how to deal with their personal and household finances so they can become home owners. Areas covered in the programs include pre- and post-home ownership counseling, budgeting, financial education, the loan application process, key players in the home-buying industry, laws and regulations, mortgages, costs and fees. Interested individuals should contact the Urban League office in their area.

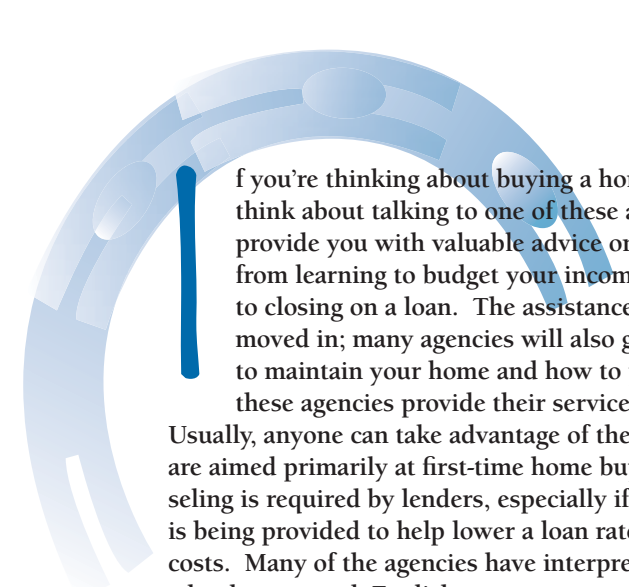
This brochure was produced by the
Community Affairs Office
of the
Federal Reserve Bank of St. Louis

Every effort was made to include all nonprofit providers of home-buyer counseling in the St. Louis metropolitan area. However, a listing in this publication is not an endorsement by the Federal Reserve. If anyone was left out, please contact Jean Morisseau-Kuni at (314) 444-8646 for inclusion in future printings.

The mission of the Community Affairs Office of the Federal Reserve Bank of St. Louis is to support the economic growth objectives of the Federal Reserve Act by promoting community and economic development and fair and equal access to credit.

November 2005





If you're thinking about buying a home, you might want to think about talking to one of these agencies first. They can provide you with valuable advice on every step of the process, from learning to budget your income to negotiating a contract to closing on a loan. The assistance doesn't stop once you've moved in; many agencies will also give you guidance on how to maintain your home and how to prevent foreclosure. All of these agencies provide their services free or for a small charge.

Usually, anyone can take advantage of the programs, although many are aimed primarily at first-time home buyers. In some cases, counseling is required by lenders, especially if any government assistance is being provided to help lower a loan rate or to help pay for closing costs. Many of the agencies have interpreters available for those who do not speak English.

AJH Housing Inc.

3965 Delor St. Louis, MO 63116 (314) 352-7248
www.ajhhousing.com

AJH Housing is a nonprofit organization that provides home-buying education to potential borrowers throughout the St. Louis region. A HUD-certified housing education counselor, the service is available to individuals of all income levels. AJH Housing programs help buyers understand all aspects of purchasing a home and becoming a home owner. Qualified buyers can receive up to 5 percent of the contract sales price of the home to use for a down payment and closing costs. Fees range from \$100 for an individual to \$150 for a couple.

Better Family Life Inc.

724 Union Blvd. (314) 367-3440
St. Louis, MO 63108 www.betterfamilylife.org

Better Family Life makes home ownership possible for low- and moderate-income individuals throughout St. Louis city and county; St. Charles, Mo.; and East St. Louis, Ill. The organization offers a 12-hour program that includes pre- and post-home buyer counseling and financial education. Topics cover working with real estate agencies, title companies, financial institutions and understanding contracts and disclosures. A housing specialist is assigned to those who complete the program to assist them throughout the home-buyer process. Down-

payment and closing-cost assistance is available to participants who qualify. All program participants are required to pay a membership fee.

Beyond Housing/Neighborhood Housing Services

4156 Manchester Road (314) 533-0600
St. Louis, MO 63110 www.beyondhousing.org

Beyond Housing/Neighborhood Housing Services offers a monthly home-buyers' training program. It is composed of three sessions, lasting three hours each. During the first session, potential home buyers are given information on obtaining a mortgage loan and on the components of monthly payments, loan categories, special loan programs, loan types, fees and credit evaluation. The second session helps participants understand the process of shopping for and selecting a home and arranging a building inspection. The third session provides information on home-owner risk management, including types of home-owner insurance, selecting an insurance agent and home maintenance. Participants who complete the program receive a certificate of completion and a manual that contains the information covered during the sessions.

Community Action Agency of St. Louis County Inc.

2709 Woodson Road (314) 863-0015
St. Louis, MO 63144 www.caastlc.org

Thresholds Housing Program is available through the Community Action Agency of St. Louis County Inc. (CAASTL) and offers multiple housing programs for homeless and low- to moderate-income families throughout St. Louis County. One of the programs, the Home Buyers Club, is for those who want to purchase a home within 12 to 18 months. The program helps participants improve or repair their credit, complete financial and home-buyer education and meet one-on-one with a HUD-certified housing counselor. Other programs offered by Thresholds Housing include the Transitional Housing Program for homeless families; the Home Ownership program for families in transitional housing; the Missourians Building Assets Program, a matched savings program to help working families save toward a down payment for a house; rent and mortgage assistance; and home repair workshops.

East Side Heart & Home

705 Summit Ave. (618) 875-7295
East St. Louis, IL 62201

The housing and family programs offered by East Side Heart & Home are a collaborative effort on the part of the Family Center of East St. Louis, St. Vincent DePaul Church in St. Louis, the Catholic Urban Program of East St. Louis and the East St. Louis Development Corp. The focus is serving low-income families in East St. Louis. Taking a holistic approach to home ownership, East Side Heart & Home's goals are to develop quality, affordable housing for low-income families in East St. Louis. In addition, home-owner education programs that are mandatory for participation in some housing programs are available. Programming also includes financial, credit and pre- and post-home buyer education and home maintenance. Down-payment and closing-cost assistance is available to housing program participants who qualify.

Justine Petersen Housing and Reinvestment Corp.

5031 Northrup Ave. (314) 664-5051
St. Louis, MO 63110 www.justinepetersen.org

Justine Petersen Housing and Reinvestment Corp. (JPHRC) acts as a home buyer's advocate by offering comprehensive services that stress one-on-one counseling. Working around individuals' schedules, JPHRC assists potential home buyers with credit issues and financial education; the mortgage loan process; a down payment; closing costs; home inspections and repairs; and transitioning into home ownership and post-purchase problem solving. Other programs offered by JPHRC include Saving for Success, an individual development account program that will match up to \$4 for every dollar saved and a microenterprise loan program for entrepreneurs.

University of Missouri Extension

260 Brown Road (636) 970-3000
St. Peters, MO 63376 <http://outreach.missouri.edu/stcharles/home/>

The Home Ownership Made Easier Program targets prospective first-time home buyers in Missouri. Workshops help first-time home buyers understand the home-buying process, analyze their personal financial and credit situation, learn about mortgage types and understand down-payment and closing cost requirements. All participants will receive a Home Buyers' Guide at the initial session and a certificate upon completion. There is a \$40 fee to attend the program.