

To document the use of additional Community Development Block Grant (CDBG) and Emergency Solutions Grant (ESG) program funds that have been allocated through the Coronavirus Aid, Relief and Economic Security Act of 2020 (CARES) to address the needs of the community to prevent the spread and mitigate economic impacts caused by COVID-19

Executive Summary

AP-05 Executive Summary - 91.200(c), 91.220(b)

1. Introduction

The St. Louis County HOME Consortium’s 2019 Annual Action Plan (Action Plan) is the fourth annual plan of the 2016-2020 Consolidated Plan. The Consolidated Plan describes strategies that address the need for affordable housing, supportive housing for special needs populations, homeless shelters and prevention, economic development, infrastructure improvements, and public services in St. Louis County and the HOME Consortium overall. This Action Plan presents programs, activities and resources for Program Year 2019 (January 1, 2019 to December 31, 2019) that address the needs and objectives identified in the five-year Consolidated Plan.

The Plan is developed for the St. Louis County HOME Consortium (“the Consortium”) following the basic format and content prescribed by the U.S. Department of Housing and Urban Development (HUD). The Consortium’s jurisdictions include: St. Louis County, Florissant, St. Charles County, O’Fallon, and Jefferson County. Jefferson County and the cities of Florissant, O’Fallon and St. Charles receive CDBG funds as separate entitlement communities and are therefore required to report activities funded by CDBG funds separately. St. Louis County anticipates a total estimated Action Plan budget of \$9,449,337 and is broken down by the following program sources:

<u>Program</u>	<u>2019 Funding *</u>
CDBG	\$5,621,323
HOME	\$3,352,343
ESG	\$475,671

*These figures represent the 2019 allocations without any program income factored in.

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

Providing a coordinated system of service delivery to address the needs persons experiencing homelessness or who are at risk of losing their housing in Saint Louis County is the primary objective of the Saint Louis County Department of Human Services/Division of Homeless Services. Emergency Solutions Grant (ESG) funds enable the County to provide a wide range of services to this vulnerable population. Services that include: (1) eviction prevention; rental arrears payments, short and medium term rental assistance and case management, (2) emergency shelter, (3) referrals to health care; substance abuse and mental health treatment (4) referrals to permanent housing, permanent supportive housing and other affordable housing options.

Objectives and Outcomes Con't

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

The activities funded through the CDBG, ESG and HOME programs address prioritized needs that are identified in the Consolidated Plan and summarized in the Action Plan. Program activities are designed to achieve the following national objectives:

- to ensure decent, affordable housing opportunities,
- establish and maintain a suitable living environment,
- expand economic opportunities, and
- end homelessness in St. Louis County.

St. Louis County proposes to use approximately \$9.8 million of HUD entitlement funds, including received and projected program income and prior year funds, in the 2019 Action Plan to undertake projects and programs to address a variety of priority affordable housing, community development and public service needs of low- and moderate-income households in St. Louis County and the entire Consortium area as identified in the Consolidated Plan 2016-2020.

Approximately, \$4.7 million has been allocated to help preserve, develop and rehabilitate affordable housing (approximately \$3.3 million in HOME funding and \$1.5 million in CDBG funding). The balance of the HOME allocation is being used for administration (approximately 10 percent). Other CDBG funds will be used for public services for lower and moderate-income families, seniors and youth, neighborhood

revitalization efforts, public facilities, economic development, fair housing activities and program administration.

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

St. Louis County HOME Consortium's recently submitted 2018 Consolidated Annual Performance and Evaluation Report (CAPER) reported on activities carried out from January 1, 2018 through December 31, 2018. The Home Consortium reported the following accomplishments: Community Development Block Grant (CDBG) funds and HOME funds served more than 40,000 people through home improvement projects, down payment assistance and infrastructure projects. CDBG funds also served 1,505 low- and moderate-income residents of St. Louis County through public services. Emergency Solutions Grant (ESG) funds served more than 2,800 County residents in 2018. In addition to streetscape and demolition projects, CDBG funds were also used to conduct public services projects that benefited LMI households. In 2018, one notable public service project provided ten scholarships for the Urban Sprouts Child Development Center. Urban Sprouts' teaching methods focus on the child's point of view. Instead of offering a rigid curriculum, Urban Sprouts allows its students to choose their own educational path and thus fosters natural development. Because of CDBG funds, ten LMI students will have the opportunity to learn in this unique environment. In St. Louis County, 153 first time low- and moderate-income homebuyers were provided down payment assistance for the purchase of a home. Consortium wide, 241 homebuyers received assistance. St. Louis County also assisted 235 low- and moderate-income homeowners with funding to make needed home repairs, which helped many elderly homeowners stay in their homes. The County's CAPERs provide details as to how funds were allocated, the amount of resources provided to specific projects and the outcomes of each project.

The Saint Louis County Department of Human Services (DHS) and the Continuum of Care (CoC) work together to monitor the operations and evaluate the performance of all projects receiving Emergency Solution Grant (ESG) and Continuum of Care (CoC) funds. Recently, new data-informed scoring tools were deployed to improve the ability of evaluators to determine the effectiveness of programs in meeting pre-defined metrics, goals and objectives. By strengthening its ability to evaluate project performance, DHS and the CoC are able to make smarter funding decisions and strategically leverage its resources to meet specific needs

In 2018, DHS strategically allocated more than \$400,000 in ESG funds to seven (7) overnight shelters, one (1) prevention, two (2) rapid re-housing and one (1) street outreach program. Together these 11 projects served approximated 2,590 individuals (duplicated). Outcome data shows approximately 33% of people leaving shelter went to permanent housing, while 65% of people exiting rapid re-housing went to a permanent housing destination. The average length of time homeless decreased slightly for persons

in emergency shelter. In addition to the ESG funded services, the CoC funds projects that provide transitional and permanent housing, rapid re-housing and the coordinated entry project. Performance data for each of these projects is pulled from HMIS and reviewed annually to ensure project outcomes meet the expectations of the CoC. Underperforming projects receive technical assistance from DHS staff when possible. If an ESG or CoC funded project consistently fails to meet performance expectations, or no longer addresses a high priority community need, funding for the project is reallocated or eliminated.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

The Draft 2019 Action Plan was available for public review and comment from May 23, 2019 through June 24, 2019 on the St. Louis County website, at each of the three satellite offices, the St. Louis County Library (main branch) and at the St. Louis County main administration building located in Clayton. The Draft Action Plan was also sent to each consortium member for public review and comment. A public hearing was held on June 12, 2019 for public comment and/or questions. There were no attendees and no written comments were submitted.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

In an effort to seek broad participation, St. Louis County held four public hearings prior to the development of the 2019 Annual Plan. Comments received focused heavily on the need for public services to assist homeless individuals and those at risk of becoming homeless. Some residents spoke of the need for improved infrastructure such as better streets and street lighting. Additionally, residents at the public hearing in Lemay expressed the need for a neighborhood cleanup, as well as opportunities for down payment assistance and increased homeownership.

6. Summary of comments or views not accepted and the reasons for not accepting them

No comments were received and not accepted.

7. Summary

The projects in the 2019 Action Plan will:

- Serve approximately 49,000 low and moderate income residents through public facilities activities including street and sidewalk improvements and ADA improvements.
- Demolish 44 dangerous and deteriorated buildings
- Serve approximately 8,300 low and moderate income residents with public service programs including senior and youth services, employment training, subsistence payments, and fair housing training.
- Providing minor home repair to approximately 310 households.
- Construct or rehabilitate approximately 15 new homes for low and moderate income families.
- Provide down payment assistance loans to approximately 293 income-eligible home buyers.

PR-05 Lead & Responsible Agencies - 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	ST. LOUIS COUNTY	
CDBG Administrator	ST. LOUIS COUNTY	St. Louis County, Office of Community Development
HOPWA Administrator		
HOME Administrator	ST. LOUIS COUNTY	St. Louis County, Office of Community Development
ESG Administrator	ST. LOUIS COUNTY	St. Louis County, Department of Human Services
HOPWA-C Administrator		

Table 1 – Responsible Agencies

Narrative

St. Louis County’s Office of Community Development and the Department of Human Services are the lead entities for developing, administering and monitoring the 2019 Annual Action Plan. The St. Louis County HOME Consortium which includes the cities of Florissant and O’Fallon and the counties of Jefferson and St. Charles is also managed by the Office of Community Development. Each of the Consortium members receive and administer their own allocation of CDBG funds.

Consolidated Plan Public Contact Information

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AP-10 Consultation - 91.100, 91.200(b), 91.215(l)

1. Introduction

The St. Louis County HOME Consortium 2016-2020 Consolidated Plan is based on the collective feedback of service providers, housing authorities, non-profit housing entities and residents. The insight offered by this group of stakeholders was the basis for the development of the Consolidated Plan and the allocation of community resources.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).

The Saint Louis County Department of Human Services and the Saint Louis County Continuum of Care (CoC) work closely together to coordinate service delivery throughout the County's large geographic region. By leveraging the diverse expertise of the CoC membership, which includes housing providers, education specialists, mental health and substance abuse professionals and staff from key state and federal agencies, the group is able to address the needs of homeless and at risk individuals and families living in the community.

A priority of the CoC for the last year has been strengthening its relationship with the Housing Authority of Saint Louis County (HASLC), the largest affordable housing provider in the region. Efforts to enhance coordination with HASLC have been extremely successful. The activities completed to date include: (1) Assisting the HASLC in the development of two funding applications. One for Mainstream Housing Choice Vouchers and one for Family Unification Vouchers. For each application, the CoC, local government and stakeholders wrote letters supporting the applications. (2) Working collaboratively with the HASLC to determine a equitable method for allocating 99 new Mainstream Housing Choice Vouchers. Agreeing to compare the HASLC Section 8 Waiting List with the CoC Prioritization List to identify duplicate entries and appropriate voucher candidates. (3) Partnering with a local community mental health center, to provide case management services for recipients of the HASLC Housing Choice Vouchers to help ensure housing stability for each household. Thanks to these efforts a stronger collaborative relationship between the HASLC and the CoC has developed. The Executive Director of the HASLC has been attending monthly CoC meetings and is engaged with other stakeholders working to improve service coordination.

Saint Louis County and the CoC are working to build relationships with private developers, landlords and property management firms to increase and preserve the amount of affordable housing available within the community. To further this goal, the Saint Louis County Executive established an Affordable Housing Trust Fund Task Force. Made up of social service and affordable housing professionals, the group is expected to examine the effectiveness of housing trust funds nationwide. They are charged with making evidence based recommendations for funding, organizing and operating a special fund

dedicated to supporting the preservation and production of affordable housing in Saint Louis County. Working to create an Affordable Housing Trust Fund in Saint Louis County is an indication of the responsiveness of Saint Louis County to a key policy 'Call for Action' listed in the Forward Through Ferguson report issued in October 2015.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

Saint Louis County coordinates regularly with the Saint Louis County Continuum of Care to define and implement strategies to end homelessness within the community. Chronically homeless individuals and families, families with children, veterans and unaccompanied youth are all examples of special populations that are prioritized for service by Saint Louis County and CoC service strategies. Examples of these strategies include: (1) Coordinated Entry System (CES) prioritizes assistance based on the severity of needs of individuals and families experiencing homelessness. Under the policies and procedures of the Coordinated Entry System, housing interventions are prioritized for chronically homeless persons with the most vulnerable individuals receiving assistance first. The centralized intake process uses a nationally recognized assessment tool (VI SPDAT) to evaluate the vulnerability of persons seeking assistance and enables service providers to focus on homeless individuals and families in greatest need. It is a person centered approach to service delivery which decreases recidivism levels and associated morbidity/mortality rates. (2) Outreach teams, funded through Projects for Transition from Homelessness (PATH), cover the entire geographic region doing special outreach to persons not likely to access services through traditional methods. These outreach teams work to identify and assist individuals most vulnerable on the streets. Using the CES assessment tool (VI-SPDAT), PATH team members are able to connect people with the most appropriate services, including placing them on the CoC prioritization list when applicable. Using the VI-SPDAT enables the CoC to triage persons for services based on specific risk factors and the chronicity of their homelessness. This helps ensure persons most in need are prioritized for services. (3) Homelessness prevention funds prioritize persons at risk of becoming homeless by using minimum eligibility criteria (income less than 30% AMI, eviction or disconnect notice, etc) and a minimum Prevention VI-SPDAT score. Any individual who meets the minimum criteria is referred to a prevention specialist who verifies eligibility and works to identify potential housing options for each household while providing monthly case management to the household until their housing stabilizes (4) Saint Louis County relies on input it receives from the Continuum of Care to establish funding priorities for the local Housing Trust Fund which is administered by a Board of Commissioners appointed by the Saint Louis County Executive. The group, called the Housing Resources Commission, provides funding for emergency shelter, transitional housing, rapid rehousing, prevention, HMIS and other priorities defined through consultation with the Continuum of Care. The monies are used to fill gaps in services created by limitations of traditional federal funding sources. Through its coordination with the Continuum of Care, the Housing Resource Commission is able to direct financing to critical needs which would otherwise be unmet.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

Standards for allocating Emergency Shelter Grant (ESG) funds are established by the Saint Louis County Division of Homeless Services (DHS) in consultation with the CoC. Together they establish funding priorities, define evaluation criteria and create project specific performance measures which guide the disbursement of ESG dollars and the evaluation of program outcomes. This coordination ensures ESG funds are strategically allocated in the most efficient manner, and critical services are effectively addressing the diverse needs of the homeless in the community. DHS and the CoC engage in community-wide planning to maximize the effectiveness of both its federal and local resources. Coordinating the of ESG, CoC and local Housing Resource Commission (HRC) funds. Through the planning process, several priorities were identified for emphasis in 2019. (1) Improve focus of case management activities to ensure participants move to stable housing quickly, connecting them with resources to stabilize their housing situation. (2) Improved coordination and integration with mainstream resources and other programs targeted to assist people experiencing homelessness. (3) Improved data collection enable Saint Louis County to make data driven funding decisions based on performance measurement of project outcomes and activities. (4) Full implementation of Housing First strategies for all ESG recipients to ensure emergency housing projects are low barrier and rapid rehousing projects are quickly rehousing people without preconditions. Saint Louis County requires its ESG sub-grantees to actively participate in the Saint Louis County CoC. This expectation is outlined in the ESG Program Request for Proposals (RFP) and is a condition in contract documents with sub-grantees. This requirement ensures alignment of ESG funded services with the goals and priorities Saint Louis County and the Continuum of Care. In addition to participating in the Continuum of Care meetings and subcommittees, all recipients of funds (ESG, CoC and HRC) are contractually required to participate in Saint Louis County's Homeless Management Information System (HMIS). This requirement specifies the recipients will be held accountable for adhering to specific standards defining data quality, data completeness and timeliness of data entry. Frequent HMIS training and technical assistance is provided by the HMIS Lead Agency to ensure HMIS Users have the expertise needed to meet all expectations. Saint Louis County and the Continuum of Care Rank and Review Committee evaluate funded projects to confirm data quality standards are maintained and performance measurement goals are being achieved. Evaluation metrics are used to measure project performance in key areas. The system wide performance measures examine and evaluate the following: (1) The length of time individuals and families remain homeless (2) The extent to which individuals and families who exit homelessness to permanent housing destinations return to homelessness (3) Reduction in the number of homeless individuals and families (4) Employment and income growth for homeless individuals and families (5) Success at reducing the number of individuals and families who become homeless for the first time (6) Successful placement from street outreach (7) Successful housing placement to or retention in a permanent housing destination. All ESG programs must adhere to HMIS

data collection and reporting standards set by the CoC to ensure performance measures can be accurately compiled and analyzed for planning and evaluation.

2. Agencies, groups, organizations and others who participated in the process and consultations

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	CONTINUUM OF CARE - CONSOLIDATED PLAN CONSULTATION
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	
2	Agency/Group/Organization	BEYOND HOUSING
	Agency/Group/Organization Type	Housing Services - Housing Community Development
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Anti-poverty Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Beyond Housing was consulted on a one-on-one basis to discuss the needs of the 24:1 area, specifically regarding conversion of rental properties into homeownership opportunities, municipal collaboration on a street improvement project, redevelopment strategy in Pagedale, and use of CDBG funds for code enforcement. Additionally, Beyond Housing responded through the NOFA. Potential outcomes will include an increase in homeownership, as well as funding for subsistence payments, demolition and the Pagedale Town Center II project.
3	Agency/Group/Organization	The Housing Partnership
	Agency/Group/Organization Type	Housing Community Development
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	A number of discussions with The Housing Partnership took place, both one-on-one and during the public hearing at The Housing Partnership offices. Potential outcomes will include funding for additional new constructed affordable housing in Lemay.
4	Agency/Group/Organization	HERBERT HOOVER BOYS AND GIRLS CLUB OF ST LOUIS
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Boys and Girls club were consulted through an open solicitation for proposals. Outcomes will include CDBG funding for a before and after school program.

5	Agency/Group/Organization	SPANISH LAKE CDC
	Agency/Group/Organization Type	Housing Neighborhood Organization
	What section of the Plan was addressed by Consultation?	Affordable Housing
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Spanish Lake CDC was consulted during the preparation of the Action Plan. A number of meetings, both one-on-one and a public hearing held for the 2019 Annual Action Plan. As an outcome of these meetings, Spanish Lake CDC will be receiving HOME operating support funds as well as development funding for the redevelopment of a single-family home.
6	Agency/Group/Organization	Community Action Agency of St. Louis County, Inc
	Agency/Group/Organization Type	Services-Elderly Persons Housing Rehab Assistance
	What section of the Plan was addressed by Consultation?	Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Community Action Agency of St. Louis County (CAASLC) was consulted through the public hearing process. Outcomes include better communication between CAASLC and St. Louis County regarding similar programs.
7	Agency/Group/Organization	Equal Housing Opportunity Commission
	Agency/Group/Organization Type	Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Equal Housing Opportunity Commission (EHOC) was consulted through the Office of Community Development's NOFA process and a number of one-one conversations with OCD staff members. The outcome is to provide funding to EHOC for fair housing education and training to St. Louis County residents in income eligible areas, as well as to solicit EHOC's assistance with augmenting current fair housing expectations for municipalities participating in the CDBG program.
8	Agency/Group/Organization	Heat-Up St. Louis, Inc.
	Agency/Group/Organization Type	Services-Elderly Persons
	What section of the Plan was addressed by Consultation?	Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Heat-Up St. Louis responded to the Office of Community Development's NOFA. Results of their submission will be the allocation of funds will be used to assist low to moderate income residents with delinquent utility bill payments.
9	Agency/Group/Organization	RISE COMMUNITY DEVELOPMENT
	Agency/Group/Organization Type	Housing Regional organization
	What section of the Plan was addressed by Consultation?	Affordable Housing
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Rise was consulted with during the development of the Annual Action Plan as well as throughout the year. The expected outcomes include greater availability of affordable housing for St. Louis County residents and additional single-family homes being renovated for affordable homebuyers.
10	Agency/Group/Organization	Housing Authority of St. Louis County
	Agency/Group/Organization Type	PHA

	What section of the Plan was addressed by Consultation?	Public Housing Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	HASLC was consulted through various one-on-one conversations and through the Office of Community Development's NOFA. Expected outcomes include funding for housing relocation and a literacy program.
11	Agency/Group/Organization	St. Louis Economic Development Partnership
	Agency/Group/Organization Type	Housing Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	SLEDP was consulted via one-on-one meetings as well as through the NOFA process. Discussion included strategies for redevelopment in Wellston, including development of new affordable housing. Potential outcomes may include construction of affordable housing in Wellston, as well as CDBG funds for eligible activities including street improvements and demolition.

Identify any Agency Types not consulted and provide rationale for not consulting

Through our annual public hearings and our Notice of Funding Availability, we attempted to consult with public service providers and various community stakeholders. In addition, we consulted with each of the 76 municipalities that participate in the CDBG program, as well as the other local and County governments that make up the Consortium. We did not consult with health and child welfare agencies, due to the availability of other resources in St. Louis County to support the work of these agencies.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care		

Table 3 – Other local / regional / federal planning efforts

Narrative

Consultation with the CoC and other community stakeholders (local, state and federal representatives) is ongoing with montly meetings occuring to review planning goals and document progress in key areas. Together the group works to evaluate the effectiveness of services being delivered to help people stabilize their housing situation. Their focus is to ensure its resources are strategically deployed to prevent homelessness for individuals in the midst of a housing crisis, and offering homeless intervention, placement, stabilization, and support services to persons experiencing homelessness.

AP-12 Participation - 91.401, 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

In an effort to broaden citizen participation, St. Louis County conducted four public hearings strategically located throughout the County. The hearings were held at the following locations:

1. Urban League Empowerment Center (North County)
2. The Housing Partnership offices (South County)
3. St. Louis County Headquarters (Clayton)
4. Housing Authority of St. Louis County

The goal of holding these meetings throughout the County was to solicit input from residents and stakeholders that may represent different issues based on geography and socioeconomic levels. Comments received at the various public hearings revealed different needs by the residents that attended and are reflected in the Action Plan.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Newspaper Ad	Non-targeted/broad community	A public hearing notice advertising all four (4) public hearings was advertised in the St. Louis American on Thursday, November 8, 2018 and in the St. Louis Post-Dispatch on Friday, November 9, 2018.	None	N/A	
2	Public Meeting	Non-targeted/broad community	Public Hearing was conducted at the Urban League Empowerment Center in Ferguson	Comments focused strongly on provision of emergency assistance for those facing homelessness or displacement.	N/A	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Public Meeting	Non-targeted/broad community	This Public Hearing was held at The Housing Partnership offices in Lemay	Residents expressed the need for additional homeownership opportunities in the Lemay area of St. Louis County. Other comments focused on the need for a neighborhood cleanup in the Lemay area.	N/A	
4	Public Meeting	Non-targeted/broad community	This Public Hearing was held at the St. Louis County Administration building in Clayton	No attendance/no comments	N/A	
5	Public Meeting	Residents of Public and Assisted Housing	Public Hearing took place at the Housing Authority of St. Louis County.	No attendance/no comments	N/A	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
6	Internet Outreach	Non-targeted/broad community	Public Hearing Notice was placed on the County's web site	No attendance/no comments	N/A	www.stlouisco.com
7	Internet Outreach	Non-targeted/broad community	Notice was placed on the Facebook page of the St. Louis County Planning Department	N/A	N/A	
8	Newspaper Ad	Non-targeted/broad community	A public hearing was held to receive comments regarding the draft Annual Action Plan on Wednesday, June 12, 2019 at 5:30 p.m. There were no attendees and no written comments were received.	No comments	N/A	

Table 4 – Citizen Participation Outreach

Expected Resources

AP-15 Expected Resources - 91.420(b), 91.220(c)(1,2)

Introduction

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	5,621,323	50,000	0	5,671,323	4,500,000	2019 allocation reflects expected entitlement allocation plus program income. The expected amount available for the remainder of the Con Plan is \$4.5 million for 2020.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	3,352,343	261,063	0	3,613,406	2,750,000	The expected amount available this year includes 2019 entitlement allocation plus 2018 program income for the St. Louis County HOME Consortium. Program income is generated from repayment of down payment assistance loans as well as development loans. Expected amount for the remainder of the Con Plan is \$2.75 million in 2020.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	475,671	0	0	475,671	0	DHS strategically allocated more than \$400,000 in ESG funds to seven (7) overnight shelters, one (1) prevention, two (2) rapid re-housing and one (1) street outreach program.
Other	public - federal	Admin and Planning Public Services Rental Assistance Other	7,366,927	0	0	7,366,927	0	CDBG-CV funds to be used to prevent, prepare for and respond to the Coronavirus.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
Other	public - federal	Other	4,890,761	0	0	4,890,761	0	Funds from the Coronavirus Aid, Relief, and Economic Security Act of 2020 (CARES Act) to prevent, prepare for and respond to the Coronavirus outbreak.

Table 2 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

A 100 percent match is required for ESG funds. Subgrantees provide the 100 percent match requirement. Providing services via ESG funding can be challenging for smaller and/or newer community nonprofits due to match requirements. The Saint Louis County CoC and DHS are working to identify match from sources other than subgrantees in order to reduce the match burden. This effort seeks to better leverage resources and create improved opportunities for additional providers to participate in service provision via ESG funding.

For the CDBG and HOME programs, federal funds will be leveraged by private, state and local funds. For instance, down payment assistance leverages private mortgage funding to the homebuyer. For all HOME projects, HOME funds are used as gap financing requiring other investment by the developer, either through bank financing, developer equity, or in some cases, state resources like LIHTCs or funds through the Missouri Housing Trust Fund. In many instances, municipal recipients of CDBG funds will combine their local funds with CDBG to carry out a larger project than what CDBG funds could pay for.

The HOME match is documented every year in St. Louis County’s Consolidated Annual Performance and Evaluation Report (CAPER). The HOME program requires that participating jurisdictions, like St. Louis County, provide a match in an amount equal to no less than 25 percent of the total improvements associated with HOME projects, or through a variety of other sources. Matching requirements will be satisfied by each agency providing a list of their match in the application and subsequent reimbursement request.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

St. Louis County does not have a mechanism, such as a land bank, to provide clear title for tax foreclosed properties. Instead, the Trustee Office sells or transfers title to real property that has remained unsold for three consecutive years at the Collector of Revenue's tax sale auction, and is at least five years delinquent in real property taxes. The Trustee Office makes the parcels available for bid to private parties.

Since St. Louis County does not have clear title to Trustee parcels, the purchaser may initiate action to quiet title with a lawsuit brought in civil court in order to quiet any challenges or claims to the title. If certain tax delinquent properties are in strategic areas, St. Louis County Department of Planning can intervene before the final sale takes place to claim the parcel. In the past, parcels have been used in conjunction with HOME and CDBG projects.

Discussion

Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Public Facilities and Improvements - Parks	2016	2020	Non-Housing Community Development				Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1030 Persons Assisted
2	Public Facilities and Improvements - Streets	2016	2020	Non-Housing Community Development	24:1 Service Area	Public Facilities - Street & Sidewalk Improvements		Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 29180 Persons Assisted
3	Public Facilities and Improvements - Sidewalks	2016	2020	Non-Housing Community Development	24:1 Service Area	Public Facilities - Street & Sidewalk Improvements		Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 3820 Persons Assisted
4	Public Facilities and Improvements - ADA	2016	2020	Non-Housing Community Development	24:1 Service Area	Public Facilities - ADA improvements		Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 2898 Persons Assisted
5	Clearance and Demolition	2016	2020	Clearance and Demolition	24:1 Service Area	Clearance and Demolition		Buildings Demolished: 47 Buildings

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Public Services - Senior Services	2016	2020	Public Services		Public Services		Public service activities other than Low/Moderate Income Housing Benefit: 4280 Persons Assisted
8	Public Services	2016	2020	Public Services	24:1 Service Area	Public Services		Public service activities other than Low/Moderate Income Housing Benefit: 1031 Persons Assisted
9	Public Services - Youth Services	2016	2020	Public Services	24:1 Service Area	Public Services		Public service activities other than Low/Moderate Income Housing Benefit: 990 Persons Assisted
10	Public Services - Employment Training	2016	2020	Public Services	24:1 Service Area	Public Services		Public service activities other than Low/Moderate Income Housing Benefit: 86 Persons Assisted
11	Public Services - Crime Awareness	2016	2020	Public Services	24:1 Service Area	Public Services		Public service activities other than Low/Moderate Income Housing Benefit: 550 Persons Assisted
12	Public Services - Fair Housing Activities	2016	2020	Public Services	24:1 Service Area	Public Services		Public service activities other than Low/Moderate Income Housing Benefit: 200 Persons Assisted
14	Code Enforcement	2016	2020	Code Enforcement		Affordable Housing Development & Preservation	HOME: \$97,429	Housing Code Enforcement/Foreclosed Property Care: 4417 Household Housing Unit
15	Housing - Minor Home Repair	2016	2020	Housing	24:1 Service Area	Rehabilitation of Private Properties		Homeowner Housing Rehabilitated: 297 Household Housing Unit
16	Administration	2016	2020	Administration			HOME: \$361,341	

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
17	Rehabilitation Administration	2016	2020	Housing				
20	CHDO For-Sale New Construction or Rehabilitation	2016	2020	Affordable Housing		Affordable Housing Development & Preservation	HOME: \$635,000	Homeowner Housing Added: 2 Household Housing Unit Homeowner Housing Rehabilitated: 4 Household Housing Unit
22	Home Improvement	2016	2020	Affordable Housing		Affordable Housing Development & Preservation	HOME: \$100,000	Other: 8 Other
23	CHDO Operating	2016	2020	Affordable Housing		Affordable Housing Development & Preservation	HOME: \$125,000	Other: 3 Other
24	Direct Homebuyer Assistance - St. Louis County	2016	2020	Affordable Housing		Affordable Housing Development & Preservation	HOME: \$700,000	Direct Financial Assistance to Homebuyers: 175 Households Assisted
25	Direct Homebuyer Assistance - Consortium Members	2016	2020	Affordable Housing		Affordable Housing Development & Preservation	HOME: \$914,636	Direct Financial Assistance to Homebuyers: 118 Households Assisted
26	Florissant Lead Program	2016	2020	Lead Safe Housing		Affordable Housing Development & Preservation	HOME: \$25,000	Other: 5 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
27	For-Sale New Construction or Rehabilitation	2016	2020	Affordable Housing		Affordable Housing Development & Preservation	HOME: \$675,000	Homeowner Housing Added: 13 Household Housing Unit
28	Provide Housing-Related Services to Homeless	2016	2020	Homeless			ESG: \$475,671	Tenant-based rental assistance / Rapid Rehousing: 108 Households Assisted Homeless Person Overnight Shelter: 1867 Persons Assisted Overnight/Emergency Shelter/Transitional Housing Beds added: 0 Beds Homelessness Prevention: 81 Persons Assisted

Table 3 – Goals Summary

Goal Descriptions

1	Goal Name	Public Facilities and Improvements - Parks
	Goal Description	Development of open space areas or facilities intended primarily for recreational use.
2	Goal Name	Public Facilities and Improvements - Streets
	Goal Description	Provide improvements to streets, sidewalks and curbs.

3	Goal Name	Public Facilities and Improvements - Sidewalks
	Goal Description	Provide improvements to sidewalks.
4	Goal Name	Public Facilities and Improvements - ADA
	Goal Description	Provide improvements to public facilities for the purpose of enabling access for people with disabilities.
5	Goal Name	Clearance and Demolition
	Goal Description	Clearance or demolition of blighted buildings, houses, or other improvements.
6	Goal Name	Public Services - Senior Services
	Goal Description	Activities to maintain and enhance the quality of life for the City's seniors, such as food and nutrition programs, transportation services, recreational services, outreach, health screenings and nutrition education.
8	Goal Name	Public Services
	Goal Description	Various activities intended to create suitable living environments and enhance access to resources and services for low and moderate income individuals.
9	Goal Name	Public Services - Youth Services
	Goal Description	Activities for low- and moderate-income youth, including at-risk youth, to encourage leadership skills, provide after-school educational, recreational and mentoring opportunities, and to develop skills needed to achieve personal, educational, and future employment success.
10	Goal Name	Public Services - Employment Training
	Goal Description	Assistance to increase self-sufficiency, including literacy, independent living skills, and job training.

11	Goal Name	Public Services - Crime Awareness
	Goal Description	Promotion of crime awareness and prevention.
12	Goal Name	Public Services - Fair Housing Activities
	Goal Description	Provide education, counseling, investigation and enforcement of fair housing laws.
14	Goal Name	Code Enforcement
	Goal Description	Provide property inspections and follow-up actions directly related to the enforcement of state and local housing codes.
15	Goal Name	Housing - Minor Home Repair
	Goal Description	Provide minor rehabilitation of privately owned, single-family homes.
16	Goal Name	Administration
	Goal Description	Provide administrative support to and be responsible for CDBG, HOME and NSP program and compliance, the programming of activities, budgeting, monitoring, and reporting of activities and accomplishments.
17	Goal Name	Rehabilitation Administration
	Goal Description	Provide administrative support to and be responsible for CDBG Home Improvement Program implementation and compliance, the programming of activities, budgeting, monitoring, and reporting of activities and accomplishments.
20	Goal Name	CHDO For-Sale New Construction or Rehabilitation
	Goal Description	Construction or rehabilitation of affordable housing units by CHDO organizations.
22	Goal Name	Home Improvement
	Goal Description	Provide lead hazard control/abatement services for income-eligible homeowners.

23	Goal Name	CHDO Operating
	Goal Description	Provide operating support to certified CHDO organizations.
24	Goal Name	Direct Homebuyer Assistance - St. Louis County
	Goal Description	Provide down payment and closing cost assistance to income-eligible first-time homebuyers.
25	Goal Name	Direct Homebuyer Assistance - Consortium Members
	Goal Description	Provide down payment and closing cost assistance to income-eligible homebuyers.
26	Goal Name	Florissant Lead Program
	Goal Description	Provide lead hazard control/abatement services for income-eligible homeowners.
27	Goal Name	For-Sale New Construction or Rehabilitation
	Goal Description	Construction or rehabilitation of affordable housing units.
28	Goal Name	Provide Housing-Related Services to Homeless
	Goal Description	DHS strategically allocated more than \$400,000 in ESG funds to seven (7) overnight shelters, one (1) prevention, two (2) rapid re-housing and one (1) street outreach program. The goal of the funding was to provide the resources needed to ensure persons at risk of homelessness or experiencing homelessness were identified as effectively as possible and connected to safe overnight accommodations and/or resources that could assist them in finding affordable permanent housing options.

AP-35 Projects - 91.420, 91.220(d)

Introduction

The following projects will be executed during 2019:

#	Project Name
1	St. Louis County CHDO For-Sale Development
2	St. Louis County For-Sale Development
3	St. Louis County CHDO Operating
4	St. Louis County Down Payment Assistance - St. Louis County
5	St. Charles County Down Payment Assistance - St. Charles County
6	St. Charles County Lead
7	Jefferson County Down Payment Assistance - Jefferson County
8	Florissant Down Payment Assistance - City of Florissant
9	Florissant Lead
10	O'Fallon Down Payment Assistance - City of O'Fallon
11	St. Louis County HOME Program Delivery
12	St. Louis County HOME General Program Administration
13	Ballwin Rehabilitation of Private Properties
14	Bel-Nor Public Facility Improvements- ADA Sidewalks
15	Bel-Nor Rehabilitation of Private Properties
16	Bel-Ridge Street Improvements
17	Bella Villa Rehabilitation of Private Properties
18	Bellefontaine Neighbors Rehabilitation of Private Properties
19	Bellerive Acres Other Public Improvements
21	Berkeley Clearance & Demolition
22	Berkeley Rehabilitation of Private Properties
23	Beverly Hills Street Improvements
24	Black Jack Rehabilitation of Private Properties
25	Breckenridge Hills Rehabilitation of Private Properties
26	Brentwood Rehabilitation of Private Properties
27	Bridgeton Rehabilitation of Private Properties
28	Calverton Park Clearance & Demolition
29	Calverton Park Rehabilitation of Private Properties
30	Charlack Street Improvements
31	Chesterfield Public Facility Improvements- ADA Sidewalks
32	Clayton Public Facility Improvements- ADA Sidewalks
33	Cool Valley Rehabilitation of Private Properties
34	Country Club Hills Street Improvements
35	Crestwood Public Facility Improvements-ADA Picnic Benches

#	Project Name
36	Creve Coeur Public Facility Improvements- ADA Sidewalks
37	Dellwood Neighborhood Facilities
38	Edmundson Rehabilitation of Private Properties
39	Ellisville Rehabilitation of Private Properties
40	Eureka Rehabilitation of Private Properties
41	Fenton Rehabilitation of Private Properties
42	Ferguson Street Improvements
44	Flordell Hills Street Improvements
45	Frontenac Rehabilitation of Private Properties
46	Glen Echo Park Rehabilitation of Private Property
47	Glendale Rehabilitation of Private Properties
48	Grantwood Village Rehabilitation of Private Properties
49	Green Park Rehabilitation of Private Properties
50	Greendale Street Improvements
51	Hanley Hills Rehabilitation of Private Properties
52	Hazelwood Rehabilitation of Private Properties
53	Hillsdale Neighborhood Clean-Ups
54	Jennings Clearance & Demolition
55	Jennings Street Improvements
56	Kinloch
57	Kirkwood Rehabilitation of Private Properties
58	Lakeshire Rehabilitation of Private Properties
59	Manchester Rehabilitation of Private Properties
60	Maplewood Rehabilitation of Private Properties
62	Maplewood Sidewalk Improvements
63	Maplewood Subsistence Payments
64	Marlborough Rehabilitation of Private Properties
65	Maryland Heights Rehabilitation of Private Properties
66	Moline Acres Clearance & Demolition
67	Normandy Sidewalk Improvements
68	Northwoods Rehabilitation of Private Properties
69	Norwood Court Rehabilitation of Private Properties
70	Norwood Court Street Improvements
71	Oakland Rehabilitation of Private Properties
72	Olivette Parks, Recreational Facilities
73	Overland Rehabilitation of Private Properties
74	Pacific No Application
75	Pagedale Rehabilitation of Private Properties
76	Pagedale Street Improvements, Trash Receptacles

#	Project Name
77	Pagedale Youth Services
78	Pasadena Hills Rehabilitation of Private Properties
79	Pasadena Park Rehabilitation of Private Properties
80	Pine Lawn Street Improvements
81	Riverview Clearance & Demolition
82	Rock Hill Rehabilitation of Private Properties
84	St. Ann Street Improvements
85	St. John Clearance & Demolition
86	Sunset Hills Rehabilitation of Private Properties
87	Sycamore Hills Rehabilitation of Private Properties
88	Twin Oaks No Application
89	University City Street Improvements
90	Uplands Park Street Improvement
91	Valley Park Clearance & Demolition
92	Velda City Street Improvements
93	Velda Village Hills Rehabilitation of Private Properties
94	Vinita Park Clearance & Demolition
95	Vinita Park Youth Services
96	Webster Groves Rehabilitation of Private Properties
97	Wellston Street Improvements
98	Wildwood Senior Services
100	Winchester Rehabilitation of Private Properties
101	Woodson Terrace Rehabilitation of Private Properties
102	Richmond Heights Rehabilitation of Private Properties
103	Shrewsbury Rehabilitation of Private Property
104	Shrewsbury Street Improvements
105	St. Louis County CDBG General Program Administration
106	St. Louis County CDBG Countywide Rehabilitation Administration
107	St. Louis County CDBG Countywide North Rehabilitation of Private Properties
108	St. Louis County CDBG Countywide South Rehabilitation of Private Properties
109	St. Louis County Public Works Demolitions
110	Aging Ahead Senior Services
111	Heat-Up St. Louis Subsistence Payments
112	Beyond Housing Subsistence Payments
113	1st Financial Credit Union Public Services
114	Boys and Girls Clubs of Greater St. Louis Youth Services
115	Rise Nonprofit Org Capacity Building
116	UAW-LETC Employment Training
117	Demetrious Johnson Foundation Employment Training

#	Project Name
118	EHOC Fair Housing Activities
119	Beyond Housing Demolition
120	Stratford Inn Section 108 Loan
121	Fairfield Inn & Suites by Marriott Section 108 Loan and DDRF Grant
122	Urban League Plaza Section 108 Loan and DDRF Grant
123	Neighbors Market Section 108 Loan
125	Uplands Park Cameras
126	CV-ESG FY2020 Saint Louis County
127	CV - Housing and Utility Assistance
128	CV - Program Administration

Table 4 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

St. Louis County will distribute more than half of all CDBG grant funds to the 76 municipal jurisdictions that participate in the County’s urban entitlement program. The amount of funds allocated to each participating jurisdiction is calculated using a formula that considers census data, population, and percent low and moderate income citizens. Participating municipalities are required to involve citizens in making decisions regarding the use of CDBG funds in its jurisdiction. As such, each jurisdiction holds at least one public hearing annually regarding the potential use of funds. Each municipality may then select the activity it feels is most appropriate for its area. While this system allows more local decision-making, it can also be an obstacle to undertaking larger, more impactful projects.

St. Louis County provides the same opportunities for input from residents by conducting multiple countywide hearings. During development of the Annual Action Plan, county staff convened meetings in three distinct regions of the county (North County, Mid-County, and South County) and at the St. Louis County Housing Authority headquarters in order to solicit citizen comments.

The St. Louis County HOME Consortium intends to use Program Income (PI) during 2019. The majority of PI is anticipated to be used for downpayment assistance, although PI could also be used for various development projects throughout the Consortium area.

AP-38 Project Summary
Project Summary Information

1	Project Name	St. Louis County CHDO For-Sale Development
	Target Area	
	Goals Supported	CHDO For-Sale New Construction or Rehabilitation
	Needs Addressed	Affordable Housing Development & Preservation
	Funding	HOME: \$635,000
	Description	Funding will be provided to two CHDO organizations to provide affordable housing to low- and moderate-income households in St. Louis County.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
2	Planned Activities	Funding will be provided to CHDO organizations for the construction or rehabilitation of for-sale housing units at various locations throughout St. Louis County; these housing units will be sold to income-eligible households.
	Project Name	St. Louis County For-Sale Development
	Target Area	
	Goals Supported	For-Sale New Construction or Rehabilitation
	Needs Addressed	Affordable Housing Development & Preservation
	Funding	HOME: \$675,000
	Description	Funding will be provided for the development of for-sale housing units in order to provide affordable housing to low- and moderate-income households in St. Louis County.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
Location Description		

	Planned Activities	Funds will be provided for the construction or rehabilitation of for-sale housing units at various locations throughout St. Louis County; these housing units will be sold to income-eligible households.
3	Project Name	St. Louis County CHDO Operating
	Target Area	
	Goals Supported	CHDO Operating
	Needs Addressed	Affordable Housing Development & Preservation
	Funding	HOME: \$125,000
	Description	Funding will be provided to assist three certified CHDO organizations in St. Louis County with their general operating expenses.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Funding will be provided to assist certified CHDO organizations with their general operating expenses. Any CHDO that receives operating support must also receive set-aside funds for a HOME development project. Each of the three CHDO organizations that will receive operating support is either currently receiving set-aside funds and/or expected to receive set-aside funds for CHDO for-sale development projects.
4	Project Name	St. Louis County Down Payment Assistance - St. Louis County
	Target Area	
	Goals Supported	Direct Homebuyer Assistance - St. Louis County
	Needs Addressed	Affordable Housing Development & Preservation
	Funding	HOME: \$700,000
	Description	Funding will be provided to low- and moderate-income first-time homebuyers in St. Louis County for down payment and closing cost assistance.
	Target Date	

	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Funding will be provided to income-eligible first-time homebuyers in St. Louis County to provide assistance with the down payment and eligible closing costs associated with acquiring qualified owner-occupied residences. The funds will be structured as Second Mortgage Loans that are zero percent interest, due upon sale, and will be originated and sold to the County by approved not-for-profit housing counseling agencies.
5	Project Name	St. Charles County Down Payment Assistance - St. Charles County
	Target Area	
	Goals Supported	Direct Homebuyer Assistance - Consortium Members
	Needs Addressed	Affordable Housing Development & Preservation
	Funding	HOME: \$370,299
	Description	Funding will be provided to low- and moderate-income homebuyers in St. Charles County for down payment and closing cost assistance.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Funding will be provided to income-eligible homebuyers in St. Charles County to provide assistance with the down payment and eligible closing costs associated with acquiring qualified owner-occupied residences. The funds will be structured as Second Mortgage Loans that are zero percent interest, forgivable after five years, and will be originated and sold to the County by approved not-for-profit housing counseling agencies.
6	Project Name	St. Charles County Lead
	Target Area	

	Goals Supported	Home Improvement
	Needs Addressed	Affordable Housing Development & Preservation
	Funding	HOME: \$100,000
	Description	Funding will be provided for lead hazard control/abatement services for low- and moderate-income residents of St. Charles County.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Funding will be provided for lead hazard control/abatement services to income-eligible homeowners in St. Charles County.
7	Project Name	Jefferson County Down Payment Assistance - Jefferson County
	Target Area	
	Goals Supported	Direct Homebuyer Assistance - Consortium Members
	Needs Addressed	Affordable Housing Development & Preservation
	Funding	HOME: \$311,140
	Description	Funding will be provided to low- and moderate-income first-time homebuyers in Jefferson County for down payment and closing cost assistance.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	

	Planned Activities	Funding will be provided to income-eligible first-time homebuyers in Jefferson County to provide assistance with the down payment and eligible closing costs associated with acquiring qualified owner-occupied residences. The funds will be structured as Second Mortgage Loans that are zero percent interest, forgivable after five years, and will be originated and sold to the County by approved not-for-profit housing counseling agencies.
8	Project Name	Florissant Down Payment Assistance - City of Florissant
	Target Area	
	Goals Supported	Direct Homebuyer Assistance - Consortium Members
	Needs Addressed	Affordable Housing Development & Preservation
	Funding	HOME: \$100,094
	Description	Funding will be provided to low- and moderate-income first-time homebuyers in the City of Florissant for down payment and closing cost assistance.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Funding will be provided to income-eligible first-time homebuyers in the City of Florissant to provide assistance with the down payment and eligible closing costs associated with acquiring qualified owner-occupied residences. The funds will be structured as Second Mortgage Loans that are zero percent interest, forgivable after five years, and will be originated and sold to the County by approved not-for-profit housing counseling agencies.
9	Project Name	Florissant Lead
	Target Area	
	Goals Supported	Florissant Lead Program
	Needs Addressed	Affordable Housing Development & Preservation
	Funding	HOME: \$25,000

	Description	Funding will be provided for lead hazard control/abatement services for low- and moderate-income residents of the City of Florissant.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Funding will be provided for lead hazard control/abatement services to income-eligible homeowners in the City of Florissant; the funds will be structured as zero percent interest, five-year forgivable loans.
	10	Project Name
	Target Area	
	Goals Supported	Direct Homebuyer Assistance - Consortium Members
	Needs Addressed	Affordable Housing Development & Preservation
	Funding	HOME: \$113,103
	Description	Funding will be provided to low- and moderate-income homebuyers in the City of O'Fallon for down payment and closing cost assistance.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Funding will be provided to income-eligible homebuyers in the City of O'Fallon to provide assistance with the down payment and eligible closing costs associated with acquiring qualified owner-occupied residences. The funds will be structured as Second Mortgage Loans that are zero percent interest, forgivable after five years, and will be originated and sold to the County by approved not-for-profit housing counseling agencies.
11	Project Name	St. Louis County HOME Program Delivery
	Target Area	

	Goals Supported	Code Enforcement
	Needs Addressed	Affordable Housing Development & Preservation
	Funding	HOME: \$97,429
	Description	Funding will be provided for program delivery of HOME activities, specifically inspection services provided by the HOME Construction Supervisor.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Funding will be provided for program delivery of HOME activities, specifically inspection services provided by the HOME Construction Supervisor. The HOME Construction Supervisor inspects all HOME development projects throughout the construction or rehabilitation period to ensure all units are in compliance with St. Louis County and HOME program standards. In addition, the HOME Construction Supervisor conducts physical inspections of HOME-funded rental projects to ensure property standard requirements are being met each year.
12	Project Name	St. Louis County HOME General Program Administration
	Target Area	
	Goals Supported	Administration
	Needs Addressed	Affordable Housing Development & Preservation
	Funding	HOME: \$361,341
	Description	Funding will be provided to cover the administrative operation of the St. Louis County Office of Community Development.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	

	Location Description	
	Planned Activities	HOME staff will oversee and administer eligible activities for the benefit of low- and moderate-income residents of St. Louis County.
13	Project Name	Ballwin Rehabilitation of Private Properties
	Target Area	
	Goals Supported	Housing - Minor Home Repair
	Needs Addressed	Rehabilitation of Private Properties
	Funding	CDBG: \$40,400
	Description	The primary objective of this activity is to provide assistance to low and moderate-income residents who are below 80% of the median area income. Assistance will be provided in the form of forgivable loans, which will be used to abate residential housing deficiencies.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Funds will be used to provide five-year, forgivable \$5,000 loans to income eligible homeowners to undertake approved, eligible rehabilitation activities.
14	Project Name	Bel-Nor Public Facility Improvements- ADA Sidewalks
	Target Area	24:1 Service Area
	Goals Supported	Public Facilities and Improvements - ADA
	Needs Addressed	Public Facilities - ADA improvements
	Funding	CDBG: \$15,000
	Description	Funds will be used to remove architectural barriers at public facilities, which may restrict mobility and access for residents with disabilities.
	Target Date	

	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Accessibility improvements will include curb ramp installations and the removal of architectural barriers from the existing sidewalks listed in the scope.
15	Project Name	Bel-Nor Rehabilitation of Private Properties
	Target Area	24:1 Service Area
	Goals Supported	Housing - Minor Home Repair
	Needs Addressed	Rehabilitation of Private Properties
	Funding	CDBG: \$5,000
	Description	The primary objective of this activity is to provide assistance to low and moderate-income residents who are below 80% of the median area income. Assistance will be provided in the form of forgivable loans, which will be used to abate residential housing deficiencies.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Funds will be used to provide five-year, forgivable \$5,000 loans to income eligible homeowners to undertake approved, eligible rehabilitation activities.
16	Project Name	Bel-Ridge Street Improvements
	Target Area	24:1 Service Area
	Goals Supported	Public Facilities and Improvements - Streets
	Needs Addressed	Public Facilities - Street & Sidewalk Improvements
	Funding	CDBG: \$38,100

	Description	Funds will be used to improve aging street infrastructure in an eligible area.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Improvements will include the removal and replacement of deteriorated street slabs and overlaying St. Henry Lane with asphalt.
17	Project Name	Bella Villa Rehabilitation of Private Properties
	Target Area	
	Goals Supported	Housing - Minor Home Repair
	Needs Addressed	Rehabilitation of Private Properties
	Funding	CDBG: \$20,000
	Description	The primary objective of this activity is to provide assistance to low and moderate-income residents who are below 80% of the median area income. Assistance will be provided in the form of forgivable loans, which will be used to abate residential housing deficiencies.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Funds will be used to provide five-year, forgivable \$5,000 loans to income eligible homeowners to undertake approved, eligible rehabilitation activities.

18	Project Name	Bellefontaine Neighbors Rehabilitation of Private Properties
	Target Area	
	Goals Supported	Housing - Minor Home Repair
	Needs Addressed	Rehabilitation of Private Properties
	Funding	CDBG: \$29,500
	Description	The primary objective of this activity is to provide assistance to low and moderate-income residents who are below 80% of the median area income. Assistance will be provided in the form of forgivable loans, which will be used to abate residential housing deficiencies.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Funds will be used to provide five-year, forgivable \$5,000 loans to income eligible homeowners to undertake approved, eligible rehabilitation activities.
19	Project Name	Bellerive Acres Other Public Improvements
	Target Area	24:1 Service Area
	Goals Supported	Public Facilities and Improvements - Parks Public Facilities and Improvements - ADA
	Needs Addressed	Public Facilities - ADA improvements
	Funding	CDBG: \$20,000
	Description	Funds will be used to remove architectural barriers in order to provide ADA compliant access to the park areas within the jurisdiction.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	

	Location Description	
	Planned Activities	Replacing the existing non-ADA compliant curb ramps will enhance the mobility of the elderly and severely disabled. The areas selected for this activity have been identified as having one or more mobility barriers.
20	Project Name	Berkeley Clearance & Demolition
	Target Area	
	Goals Supported	Clearance and Demolition
	Needs Addressed	Clearance and Demolition
	Funding	CDBG: \$71,600
	Description	The purpose of this activity is to promote and develop a decent, safe and sanitary living environment in the neighborhood where this activity will occur. Funds will be used to remove unsafe and derelict structures.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Funds will be used to demolish blighted and unsafe structures from the activity area.
21	Project Name	Berkeley Rehabilitation of Private Properties
	Target Area	
	Goals Supported	Housing - Minor Home Repair
	Needs Addressed	Rehabilitation of Private Properties
	Funding	CDBG: \$50,000

	Description	The primary objective of this activity is to provide assistance to low and moderate-income residents who are below 80% of the median area income. Assistance will be provided in the form of forgivable loans, which will be used to abate residential housing deficiencies.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	<p style="margin: 0in 0in 0pt; line-height: normal;">Funds will be used to provide five-year, forgivable \$5,000 loans to income eligible homeowners to undertake approved, eligible rehabilitation activities.</p>
22	Project Name	Beverly Hills Street Improvements
	Target Area	24:1 Service Area
	Goals Supported	Housing - Minor Home Repair
	Needs Addressed	Public Facilities - Street & Sidewalk Improvements
	Funding	CDBG: \$20,000
	Description	Funds will be used to improve aging street infrastructure in an eligible area.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Improvements will include repair of deteriorated sidewalks, curb ramps, and sewer inlets.
23	Project Name	Black Jack Rehabilitation of Private Properties
	Target Area	

	Goals Supported	Housing - Minor Home Repair
	Needs Addressed	Rehabilitation of Private Properties
	Funding	CDBG: \$20,000
	Description	The primary objective of this activity is to provide assistance to low and moderate-income residents who are below 80% of the median area income. Assistance will be provided in the form of forgivable loans, which will be used to abate residential housing deficiencies.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Funds will be used to provide five-year, forgivable \$5,000 loans to income eligible homeowners to undertake approved, eligible rehabilitation activities.
24	Project Name	Breckenridge Hills Rehabilitation of Private Properties
	Target Area	
	Goals Supported	Housing - Minor Home Repair
	Needs Addressed	Rehabilitation of Private Properties
	Funding	CDBG: \$36,200
	Description	The primary objective of this activity is to provide assistance to low and moderate-income residents who are below 80% of the median area income. Assistance will be provided in the form of forgivable loans, which will be used to abate residential housing deficiencies.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	

	Planned Activities	<p style="margin: 0in 0in 0pt; line-height: normal;">Funds will be used to provide five-year, forgivable \$5,000 loans to income eligible homeowners to undertake approved, eligible rehabilitation activities.</p>
25	Project Name	Brentwood Rehabilitation of Private Properties
	Target Area	
	Goals Supported	Housing - Minor Home Repair
	Needs Addressed	Rehabilitation of Private Properties
	Funding	CDBG: \$20,000
	Description	The primary objective of this activity is to provide assistance to low and moderate-income residents who are below 80% of the median area income. Assistance will be provided in the form of forgivable loans, which will be used to abate residential housing deficiencies.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Funds will be used to provide five-year, forgivable \$5,000 loans to income eligible homeowners to undertake approved, eligible rehabilitation activities.
26	Project Name	Bridgeton Rehabilitation of Private Properties
	Target Area	
	Goals Supported	Housing - Minor Home Repair
	Needs Addressed	Rehabilitation of Private Properties
	Funding	CDBG: \$31,900
	Description	The primary objective of this activity is to provide assistance to low and moderate-income residents who are below 80% of the median area income. Assistance will be provided in the form of forgivable loans, which will be used to abate residential housing deficiencies.
	Target Date	

	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Funds will be used to provide five-year, forgivable \$5,000 loans to income eligible homeowners to undertake approved, eligible rehabilitation activities.
27	Project Name	Calverton Park Clearance & Demolition
	Target Area	
	Goals Supported	Clearance and Demolition
	Needs Addressed	Clearance and Demolition
	Funding	CDBG: \$15,000
	Description	The purpose of this activity is to promote and develop a decent, safe and sanitary living environment in the neighborhood where this activity will occur. Funds will be used to remove unsafe and derelict structures.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	<p style="margin: 0in 0in 0pt; line-height: normal;">Funds will be used to demolish blighted and unsafe structures from the activity area.</p>
28	Project Name	Calverton Park Rehabilitation of Private Properties
	Target Area	
	Goals Supported	Housing - Minor Home Repair
	Needs Addressed	Rehabilitation of Private Properties
	Funding	CDBG: \$5,000

	Description	The primary objective of this activity is to provide assistance to low and moderate-income residents who are below 80% of the median area income. Assistance will be provided in the form of forgivable loans, which will be used to abate residential housing deficiencies.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Funds will be used to provide five-year, forgivable \$5,000 loans to income eligible homeowners to undertake approved, eligible rehabilitation activities.
29	Project Name	Charlack Street Improvements
	Target Area	24:1 Service Area
	Goals Supported	Public Facilities and Improvements - Streets
	Needs Addressed	Public Facilities - Street & Sidewalk Improvements
	Funding	CDBG: \$20,000
	Description	Funds will be used to improve aging street infrastructure in an eligible area.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Improvements will include an asphalt overlay of the deteriorated street shoulder.
30	Project Name	Chesterfield Public Facility Improvements- ADA Sidewalks
	Target Area	

	Goals Supported	Public Facilities and Improvements - ADA
	Needs Addressed	Public Facilities - ADA improvements
	Funding	CDBG: \$41,900
	Description	Funds will be used to remove architectural barriers at public facilities, which may restrict mobility and access for residents with disabilities.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Accessibility improvements will include the removal of architectural barriers at street corners, bringing the sidewalks up to ADA compliance. Improvements will take place at 8 intersections.
31	Project Name	Clayton Public Facility Improvements- ADA Sidewalks
	Target Area	
	Goals Supported	Public Facilities and Improvements - ADA
	Needs Addressed	Public Facilities - ADA improvements
	Funding	CDBG: \$22,500
	Description	Funds will be used to remove architectural barriers at public facilities, which may restrict mobility and access for residents with disabilities.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Accessibility improvements will include making curb ramps ADA compliant.

32	Project Name	Cool Valley Rehabilitation of Private Properties
	Target Area	24:1 Service Area
	Goals Supported	Housing - Minor Home Repair
	Needs Addressed	Rehabilitation of Private Properties
	Funding	CDBG: \$20,000
	Description	The primary objective of this activity is to provide assistance to low and moderate-income residents who are below 80% of the median area income. Assistance will be provided in the form of forgivable loans, which will be used to abate residential housing deficiencies.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Funds will be used to provide five-year, forgivable \$5,000 loans to income eligible homeowners to undertake approved, eligible rehabilitation activities.
33	Project Name	Country Club Hills Street Improvements
	Target Area	24:1 Service Area
	Goals Supported	Public Facilities and Improvements - Streets
	Needs Addressed	Public Facilities - Street & Sidewalk Improvements
	Funding	CDBG: \$20,000
	Description	Funds will be used to improve aging street infrastructure in an eligible area.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	

	Planned Activities	Improvements will include the removal and replacement of substandard street concrete slabs.
34	Project Name	Crestwood Public Facility Improvements-ADA Picnic Benches
	Target Area	
	Goals Supported	Public Facilities and Improvements - ADA
	Needs Addressed	Public Facilities - ADA improvements
	Funding	CDBG: \$23,400
	Description	Funds will be used to remove architectural barriers at public facilities, which may restrict mobility and access for residents with disabilities.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Accessibility improvements will include the removal of non-ADA compliant and replacement of ADA-compliant picnic tables to allow elderly and severely disabled individuals access. Approximately 13 picnic tables will be replaced.
35	Project Name	Creve Coeur Public Facility Improvements- ADA Sidewalks
	Target Area	
	Goals Supported	Public Facilities and Improvements - ADA
	Needs Addressed	Public Facilities - ADA improvements
	Funding	CDBG: \$20,000
	Description	Funds will be used to remove architectural barriers at public facilities, which may restrict mobility and access for residents with disabilities.
	Target Date	

	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Accessibility improvements will include approximately 4 curb ramps, 4 accessible pedestrian signals, and other pedestrian accessibility improvements to the signalized intersection of North New Ballas Rd. and Magna Carta Dr.
36	Project Name	Dellwood Neighborhood Facilities
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	CDBG: \$20,000
	Description	The purpose of this activity is to rehabilitate the city's neighborhood facility.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Neighborhood facilities improvements include the rehabilitation of the public restrooms.
37	Project Name	Edmundson Rehabilitation of Private Properties
	Target Area	
	Goals Supported	Housing - Minor Home Repair
	Needs Addressed	Rehabilitation of Private Properties
	Funding	CDBG: \$20,000

	Description	The primary objective of this activity is to provide assistance to low and moderate-income residents who are below 80% of the median area income. Assistance will be provided in the form of forgivable loans, which will be used to abate residential housing deficiencies.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Funds will be used to provide five-year, forgivable \$5,000 loans to income eligible homeowners to undertake approved, eligible rehabilitation activities.
38	Project Name	Ellisville Rehabilitation of Private Properties
	Target Area	
	Goals Supported	Home Improvement
	Needs Addressed	Rehabilitation of Private Properties
	Funding	CDBG: \$20,000
	Description	The primary objective of this activity is to provide assistance to low and moderate-income residents who are below 80% of the median area income. Assistance will be provided in the form of forgivable loans, which will be used to abate residential housing deficiencies.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Funds will be used to provide five-year, forgivable \$5,000 loans to income eligible homeowners to undertake approved, eligible rehabilitation activities.

39	Project Name	Eureka Rehabilitation of Private Properties
	Target Area	
	Goals Supported	Housing - Minor Home Repair
	Needs Addressed	Rehabilitation of Private Properties
	Funding	CDBG: \$20,000
	Description	The primary objective of this activity is to provide assistance to low and moderate-income residents who are below 80% of the median area income. Assistance will be provided in the form of forgivable loans, which will be used to abate residential housing deficiencies.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Funds will be used to provide five-year, forgivable \$5,000 loans to income eligible homeowners to undertake approved, eligible rehabilitation activities.
40	Project Name	Fenton Rehabilitation of Private Properties
	Target Area	
	Goals Supported	Housing - Minor Home Repair
	Needs Addressed	Rehabilitation of Private Properties
	Funding	CDBG: \$20,000
	Description	The primary objective of this activity is to provide assistance to low and moderate-income residents who are below 80% of the median area income. Assistance will be provided in the form of forgivable loans, which will be used to abate residential housing deficiencies.
	Target Date	

	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Funds will be used to provide five-year, forgivable \$5,000 loans to income eligible homeowners to undertake approved, eligible rehabilitation activities.
41	Project Name	Ferguson Street Improvements
	Target Area	
	Goals Supported	Public Facilities and Improvements - Streets
	Needs Addressed	Public Facilities - Street & Sidewalk Improvements
	Funding	CDBG: \$155,300
	Description	Funds will be used to improve aging street infrastructure in an eligible area.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Improvements will include the removal and replacement of deteriorated street and sidewalk slabs.
42	Project Name	Flordell Hills Street Improvements
	Target Area	
	Goals Supported	Public Facilities and Improvements - Streets
	Needs Addressed	Public Facilities - Street & Sidewalk Improvements
	Funding	CDBG: \$20,000

	Description	Funds will be used to improve aging street infrastructure in an eligible area.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Improvements will include asphalt milling and overlay.
43	Project Name	Frontenac Rehabilitation of Private Properties
	Target Area	
	Goals Supported	Housing - Minor Home Repair
	Needs Addressed	Rehabilitation of Private Properties
	Funding	CDBG: \$20,000
	Description	The primary objective of this activity is to provide assistance to low and moderate-income residents who are below 80% of the median area income. Assistance will be provided in the form of forgivable loans, which will be used to abate residential housing deficiencies.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Funds will be used to provide five-year, forgivable \$5,000 loans to income eligible homeowners to undertake approved, eligible rehabilitation activities.
44	Project Name	Glen Echo Park Rehabilitation of Private Property
	Target Area	24:1 Service Area
	Goals Supported	Home Improvement

	Needs Addressed	Rehabilitation of Private Properties
	Funding	CDBG: \$20,000
	Description	The primary objective of this activity is to abate residential housing deficiencies at a blighted structure within the municipality.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Funds will be used to rehabilitate blighted and unsafe residential structure.
45	Project Name	Glendale Rehabilitation of Private Properties
	Target Area	
	Goals Supported	Housing - Minor Home Repair
	Needs Addressed	Rehabilitation of Private Properties
	Funding	CDBG: \$20,000
	Description	The primary objective of this activity is to provide assistance to low and moderate-income residents who are below 80% of the median area income. Assistance will be provided in the form of forgivable loans, which will be used to abate residential housing deficiencies.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Funds will be used to provide five-year, forgivable \$5,000 loans to income eligible homeowners to undertake approved, eligible rehabilitation activities.

46	Project Name	Grantwood Village Rehabilitation of Private Properties
	Target Area	
	Goals Supported	Housing - Minor Home Repair
	Needs Addressed	Rehabilitation of Private Properties
	Funding	CDBG: \$20,000
	Description	The primary objective of this activity is to provide assistance to low and moderate-income residents who are below 80% of the median area income. Assistance will be provided in the form of forgivable loans, which will be used to abate residential housing deficiencies.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Funds will be used to provide five-year, forgivable \$5,000 loans to income eligible homeowners to undertake approved, eligible rehabilitation activities.
47	Project Name	Green Park Rehabilitation of Private Properties
	Target Area	
	Goals Supported	Housing - Minor Home Repair
	Needs Addressed	Rehabilitation of Private Properties
	Funding	CDBG: \$20,000
	Description	The primary objective of this activity is to provide assistance to low and moderate-income residents who are below 80% of the median area income. Assistance will be provided in the form of forgivable loans, which will be used to abate residential housing deficiencies.
	Target Date	

	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Funds will be used to provide five-year, forgivable \$5,000 loans to income eligible homeowners to undertake approved, eligible rehabilitation activities.
48	Project Name	Greendale Street Improvements
	Target Area	24:1 Service Area
	Goals Supported	Public Facilities and Improvements - Streets
	Needs Addressed	Public Facilities - Street & Sidewalk Improvements
	Funding	CDBG: \$20,000
	Description	Funds will be used to conduct streetscaping throughout the jurisdiction.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	This activity should include removal of dangerous, dead or dying trees and the deadwood that has been infected. Trim, raise canopy trees and remove some dead branches. Plant new healthy trees and replace soil in places where soil erosion has occurred. This activity may include costs for an arborist.
49	Project Name	Hanley Hills Rehabilitation of Private Properties
	Target Area	24:1 Service Area
	Goals Supported	Housing - Minor Home Repair
	Needs Addressed	Rehabilitation of Private Properties

	Funding	CDBG: \$20,000
	Description	The primary objective of this activity is to provide assistance to low and moderate-income residents who are below 80% of the median area income. Assistance will be provided in the form of forgivable loans, which will be used to abate residential housing deficiencies.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Funds will be used to provide five-year, forgivable \$5,000 loans to income eligible homeowners to undertake approved, eligible rehabilitation activities.
50	Project Name	Hazelwood Rehabilitation of Private Properties
	Target Area	
	Goals Supported	Housing - Minor Home Repair
	Needs Addressed	Rehabilitation of Private Properties
	Funding	CDBG: \$65,490
	Description	The primary objective of this activity is to provide assistance to low and moderate-income residents who are below 80% of the median area income. Assistance will be provided in the form of forgivable loans, which will be used to abate residential housing deficiencies.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	

	Planned Activities	Funds will be used to provide five-year, forgivable \$5,000 loans to income eligible homeowners to undertake approved, eligible rehabilitation activities.
51	Project Name	Hillsdale Neighborhood Clean-Ups
	Target Area	24:1 Service Area
	Goals Supported	
	Needs Addressed	
	Funding	CDBG: \$40,000
	Description	Funds will be used to provide a safer, more sanitary living environment for the low- and moderate-income residents of the jurisdiction.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Funds will be used for bulk trash pick-up services.
52	Project Name	Jennings Clearance & Demolition
	Target Area	
	Goals Supported	Clearance and Demolition
	Needs Addressed	Clearance and Demolition
	Funding	CDBG: \$40,800
	Description	The purpose of this activity is to promote and develop a decent, safe and sanitary living environment in the neighborhood where this activity will occur. Funds will be used to remove unsafe and derelict structures.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	

	Location Description	
	Planned Activities	Funds will be used to demolish blighted and unsafe structures from the activity area.
53	Project Name	Jennings Street Improvements
	Target Area	
	Goals Supported	Public Facilities and Improvements - Streets
	Needs Addressed	Public Facilities - Street & Sidewalk Improvements
	Funding	CDBG: \$146,000
	Description	Funds will be used to improve aging street infrastructure in an eligible area.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Improvements will include street improvements such as asphalt overlay, development of new sidewalks, street lightening and the corresponding engineering services.
54	Project Name	Kinloch
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	CDBG: \$20,000
	Description	
	Target Date	

	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
55	Project Name	Kirkwood Rehabilitation of Private Properties
	Target Area	
	Goals Supported	Housing - Minor Home Repair
	Needs Addressed	Rehabilitation of Private Properties
	Funding	CDBG: \$46,800
	Description	The primary objective of this activity is to provide assistance to low and moderate-income residents who are below 80% of the median area income. Assistance will be provided in the form of forgivable loans, which will be used to abate residential housing deficiencies.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Funds will be used to provide five-year, forgivable \$5,000 loans to income eligible homeowners to undertake approved, eligible rehabilitation activities.
56	Project Name	Lakeshire Rehabilitation of Private Properties
	Target Area	
	Goals Supported	Housing - Minor Home Repair
	Needs Addressed	Rehabilitation of Private Properties
	Funding	CDBG: \$20,000

	Description	The primary objective of this activity is to provide assistance to low and moderate-income residents who are below 80% of the median area income. Assistance will be provided in the form of forgivable loans, which will be used to abate residential housing deficiencies.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Funds will be used to provide five-year, forgivable \$5,000 loans to income eligible homeowners to undertake approved, eligible rehabilitation activities.
57	Project Name	Manchester Rehabilitation of Private Properties
	Target Area	
	Goals Supported	Housing - Minor Home Repair
	Needs Addressed	Rehabilitation of Private Properties
	Funding	CDBG: \$24,300
	Description	The primary objective of this activity is to provide assistance to low and moderate-income residents who are below 80% of the median area income. Assistance will be provided in the form of forgivable loans, which will be used to abate residential housing deficiencies.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Funds will be used to provide five-year, forgivable \$5,000 loans to income eligible homeowners to undertake approved, eligible rehabilitation activities.

58	Project Name	Maplewood Rehabilitation of Private Properties
	Target Area	
	Goals Supported	Housing - Minor Home Repair
	Needs Addressed	Rehabilitation of Private Properties
	Funding	CDBG: \$31,500
	Description	The primary objective of this activity is to provide assistance to low and moderate-income residents who are below 80% of the median area income. Assistance will be provided in the form of forgivable loans, which will be used to abate residential housing deficiencies.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Funds will be used to provide five-year, forgivable \$5,000 loans to income eligible homeowners to undertake approved, eligible rehabilitation activities.
59	Project Name	Maplewood Sidewalk Improvements
	Target Area	
	Goals Supported	Public Facilities and Improvements - Sidewalks
	Needs Addressed	Public Facilities - Street & Sidewalk Improvements
	Funding	CDBG: \$22,500
	Description	Funds will be used to improve aging sidewalk infrastructure in an eligible area.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	

	Planned Activities	<p style="margin: 0in 0in 0pt; line-height: normal;">Improvements will include the removal and replacement of broken, deteriorated, or uneven sidewalk slabs.</p>
60	Project Name	Maplewood Subsistence Payments
	Target Area	
	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$10,000
	Description	Funds will be used to assist income-eligible residents with rent, mortgage, and utility payments in order to prevent homelessness.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Activities will include making payments on behalf of City of Maplewood residents to utility, mortgage and landlords or property management companies in an effort to prevent utility disconnection and/or eviction.
61	Project Name	Marlborough Rehabilitation of Private Properties
	Target Area	
	Goals Supported	Housing - Minor Home Repair
	Needs Addressed	Rehabilitation of Private Properties
	Funding	CDBG: \$27,100
	Description	The primary objective of this activity is to provide assistance to low and moderate-income residents who are below 80% of the median area income. Assistance will be provided in the form of forgivable loans, which will be used to abate residential housing deficiencies.
	Target Date	

	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Funds will be used to provide five-year, forgivable \$5,000 loans to income eligible homeowners to undertake approved, eligible rehabilitation activities.
62	Project Name	Maryland Heights Rehabilitation of Private Properties
	Target Area	
	Goals Supported	Housing - Minor Home Repair
	Needs Addressed	Rehabilitation of Private Properties
	Funding	CDBG: \$52,800
	Description	The primary objective of this activity is to provide assistance to low and moderate-income residents who are below 80% of the median area income. Assistance will be provided in the form of forgivable loans, which will be used to abate residential housing deficiencies.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Funds will be used to provide five-year, forgivable \$5,000 loans to income eligible homeowners to undertake approved, eligible rehabilitation activities.
63	Project Name	Moline Acres Clearance & Demolition
	Target Area	
	Goals Supported	Clearance and Demolition
	Needs Addressed	Clearance and Demolition

	Funding	CDBG: \$32,700
	Description	The purpose of this activity is to promote and develop a decent, safe and sanitary living environment in the neighborhood where this activity will occur. Funds will be used to remove unsafe and derelict structures.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Funds will be used to demolish blighted and unsafe structures from the activity area.
64	Project Name	Normandy Sidewalk Improvements
	Target Area	24:1 Service Area
	Goals Supported	Public Facilities and Improvements - Sidewalks
	Needs Addressed	Public Facilities - Street & Sidewalk Improvements
	Funding	CDBG: \$66,000
	Description	Funds will be used to improve aging sidewalk infrastructure in an eligible area.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Improvements will include the removal and replacement of defective and deteriorated concrete sidewalks and driveway aprons. Also, the activity will include to address any trip hazards.
	Project Name	Northwoods Rehabilitation of Private Properties

65	Target Area	24:1 Service Area
	Goals Supported	Housing - Minor Home Repair Home Improvement
	Needs Addressed	Rehabilitation of Private Properties
	Funding	CDBG: \$29,000
	Description	The primary objective of this activity is to provide assistance to low and moderate-income residents who are below 80% of the median area income. Assistance will be provided in the form of forgivable loans, which will be used to abate residential housing deficiencies.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Funds will be used to provide five-year, forgivable \$5,000 loans to income eligible homeowners to undertake approved, eligible rehabilitation activities.
66	Project Name	Norwood Court Rehabilitation of Private Properties
	Target Area	24:1 Service Area
	Goals Supported	Housing - Minor Home Repair
	Needs Addressed	Rehabilitation of Private Properties
	Funding	CDBG: \$10,000
	Description	The primary objective of this activity is to provide assistance to low and moderate-income residents who are below 80% of the median area income. Assistance will be provided in the form of forgivable loans, which will be used to abate residential housing deficiencies.
	Target Date	

	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Funds will be used to provide five-year, forgivable \$5,000 loans to income eligible homeowners to undertake approved, eligible rehabilitation activities.
67	Project Name	Norwood Court Street Improvements
	Target Area	24:1 Service Area
	Goals Supported	Public Facilities and Improvements - Streets
	Needs Addressed	Public Facilities - Street & Sidewalk Improvements
	Funding	CDBG: \$20,000
	Description	Funds will be used for street improvements in CDBG-eligible areas.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Improvements will include street improvements in CDBG-eligible areas of the community.
68	Project Name	Oakland Rehabilitation of Private Properties
	Target Area	
	Goals Supported	Housing - Minor Home Repair
	Needs Addressed	Rehabilitation of Private Properties
	Funding	CDBG: \$20,000

	Description	The primary objective of this activity is to provide assistance to low and moderate-income residents who are below 80% of the median area income. Assistance will be provided in the form of forgivable loans, which will be used to abate residential housing deficiencies.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Funds will be used to provide five-year, forgivable \$5,000 loans to income eligible homeowners to undertake approved, eligible rehabilitation activities.
69	Project Name	Olivette Parks, Recreational Facilities
	Target Area	
	Goals Supported	Public Facilities and Improvements - Parks
	Needs Addressed	Public Facilities - Street & Sidewalk Improvements
	Funding	CDBG: \$20,000
	Description	This activity will include the construction of a recreational pathway in an eligible area within the jurisdiction.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Improvements will include the construction of an ADA compliant recreational pathway.
70	Project Name	Overland Rehabilitation of Private Properties
	Target Area	
	Goals Supported	Housing - Minor Home Repair

	Needs Addressed	Rehabilitation of Private Properties
	Funding	CDBG: \$112,000
	Description	The primary objective of this activity is to provide assistance to low and moderate-income residents who are below 80% of the median area income. Assistance will be provided in the form of forgivable loans, which will be used to abate residential housing deficiencies.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Funds will be used to provide five-year, forgivable \$5,000 loans to income eligible homeowners to undertake approved, eligible rehabilitation activities.
71	Project Name	Pacific No Application
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	CDBG: \$20,000
	Description	This municipality did not submit an application for funds.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	None.
72	Project Name	Pagedale Rehabilitation of Private Properties
	Target Area	24:1 Service Area

	Goals Supported	Housing - Minor Home Repair
	Needs Addressed	Rehabilitation of Private Properties
	Funding	CDBG: \$42,700
	Description	The primary objective of this activity is to provide assistance to low and moderate-income residents who are below 80% of the median area income. Assistance will be provided in the form of forgivable loans, which will be used to abate residential housing deficiencies.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Funds will be used to provide five-year, forgivable \$5,000 loans to income eligible homeowners to undertake approved, eligible rehabilitation activities.
73	Project Name	Pagedale Street Improvements, Trash Receptacles
	Target Area	24:1 Service Area
	Goals Supported	Public Facilities and Improvements - Streets
	Needs Addressed	Public Facilities - Street & Sidewalk Improvements
	Funding	CDBG: \$15,000
	Description	Funds will be used to purchase and install trash receptacles in eligible pedestrian areas.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	

	Planned Activities	Improvements will include purchasing and installing trash receptacles to cut down on the amount of litter in eligible areas.
74	Project Name	Pagedale Youth Services
	Target Area	24:1 Service Area
	Goals Supported	Public Services - Youth Services
	Needs Addressed	Public Services
	Funding	CDBG: \$10,000
	Description	Funds will be used for staff salaries to operate youth services in North St. Louis County.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Funds will be used for staff costs for an after school educational program for youth ages 6 to 18. The program will focus on developing age-appropriate values and social skills.
75	Project Name	Pasadena Hills Rehabilitation of Private Properties
	Target Area	24:1 Service Area
	Goals Supported	Home Improvement
	Needs Addressed	Rehabilitation of Private Properties
	Funding	CDBG: \$20,000
	Description	The primary objective of this activity is to provide assistance to low and moderate-income residents who are below 80% of the median area income. Assistance will be provided in the form of forgivable loans, which will be used to abate residential housing deficiencies.
	Target Date	

	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Funds will be used to provide five-year, forgivable \$5,000 loans to income eligible homeowners to undertake approved, eligible rehabilitation activities.
76	Project Name	Pasadena Park Rehabilitation of Private Properties
	Target Area	24:1 Service Area
	Goals Supported	Home Improvement
	Needs Addressed	Rehabilitation of Private Properties
	Funding	CDBG: \$20,000
	Description	The primary objective of this activity is to provide assistance to low and moderate-income residents who are below 80% of the median area income. Assistance will be provided in the form of forgivable loans, which will be used to abate residential housing deficiencies.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Funds will be used to provide five-year, forgivable \$5,000 loans to income eligible homeowners to undertake approved, eligible rehabilitation activities.
77	Project Name	Pine Lawn Street Improvements
	Target Area	24:1 Service Area
	Goals Supported	Public Facilities and Improvements - Streets
	Needs Addressed	Public Facilities - Street & Sidewalk Improvements

	Funding	CDBG: \$86,700
	Description	Funds will be used to improve aging street infrastructure in an eligible area.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Improvements will include the removal of substandard asphalt and replacement of new asphalt. Also, to include any additional structural work necessary.
78	Project Name	Riverview Clearance & Demolition
	Target Area	
	Goals Supported	Clearance and Demolition
	Needs Addressed	Clearance and Demolition
	Funding	CDBG: \$24,000
	Description	The purpose of this activity is to promote and develop a decent, safe and sanitary living environment in the neighborhood where this activity will occur. Funds will be used to remove unsafe and derelict structures.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Funds will be used to demolish blighted and unsafe structures from the activity area.
	Project Name	Rock Hill Rehabilitation of Private Properties

79	Target Area	
	Goals Supported	Housing - Minor Home Repair
	Needs Addressed	Rehabilitation of Private Properties
	Funding	CDBG: \$20,000
	Description	The primary objective of this activity is to provide assistance to low and moderate-income residents who are below 80% of the median area income. Assistance will be provided in the form of forgivable loans, which will be used to abate residential housing deficiencies.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Funds will be used to provide five-year, forgivable \$5,000 loans to income eligible homeowners to undertake approved, eligible rehabilitation activities.
80	Project Name	St. Ann Street Improvements
	Target Area	
	Goals Supported	Public Facilities and Improvements - Streets
	Needs Addressed	Public Facilities - Street & Sidewalk Improvements
	Funding	CDBG: \$92,700
	Description	Funds will be used to improve aging street infrastructure in an eligible area.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	

	Planned Activities	Improvements will include removing and replacing dilapidated concrete slabs along the street.
81	Project Name	St. John Clearance & Demolition
	Target Area	24:1 Service Area
	Goals Supported	Clearance and Demolition
	Needs Addressed	Clearance and Demolition
	Funding	CDBG: \$21,400
	Description	The purpose of this activity is to promote and develop a decent, safe and sanitary living environment in the neighborhood where this activity will occur. Funds will be used to remove unsafe and derelict structures.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Funds will be used to demolish blighted and unsafe structures from the activity area.
82	Project Name	Sunset Hills Rehabilitation of Private Properties
	Target Area	
	Goals Supported	Housing - Minor Home Repair
	Needs Addressed	Rehabilitation of Private Properties
	Funding	CDBG: \$22,000
	Description	The primary objective of this activity is to provide assistance to low and moderate-income residents who are below 80% of the median area income. Assistance will be provided in the form of forgivable loans, which will be used to abate residential housing deficiencies.
	Target Date	

	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Funds will be used to provide five-year, forgivable \$5,000 loans to income eligible homeowners to undertake approved, eligible rehabilitation activities.
83	Project Name	Sycamore Hills Rehabilitation of Private Properties
	Target Area	
	Goals Supported	Housing - Minor Home Repair
	Needs Addressed	Rehabilitation of Private Properties
	Funding	CDBG: \$20,000
	Description	Funds will be used to provide five-year, forgivable \$5,000 loans to income eligible homeowners to undertake approved, eligible rehabilitation activities.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Funds will be used to provide five-year, forgivable \$5,000 loans to income eligible homeowners to undertake approved, eligible rehabilitation activities.
84	Project Name	Twin Oaks No Application
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	CDBG: \$20,000

	Description	This municipality did not submit an application for funds.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	None.
85	Project Name	University City Street Improvements
	Target Area	
	Goals Supported	Public Facilities and Improvements - Streets
	Needs Addressed	Public Facilities - Street & Sidewalk Improvements
	Funding	CDBG: \$103,400
	Description	Funds will be used to improve aging street infrastructure in an eligible area.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Improvements will include milling and overlay of deteriorated streets.
86	Project Name	Uplands Park Street Improvement
	Target Area	24:1 Service Area
	Goals Supported	Public Facilities and Improvements - Streets
	Needs Addressed	Public Facilities - Street & Sidewalk Improvements
	Funding	CDBG: \$8,000
	Description	Funds will be used to improve aging street infrastructure in an eligible area.
	Target Date	

	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Improvements will include to install speed bumps.
87	Project Name	Valley Park Clearance & Demolition
	Target Area	
	Goals Supported	Clearance and Demolition
	Needs Addressed	Clearance and Demolition
	Funding	CDBG: \$20,000
	Description	The purpose of this activity is to promote and develop a decent, safe and sanitary living environment in the neighborhood where this activity will occur. Funds will be used to remove unsafe and derelict structures.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Funds will be used to demolish blighted and unsafe structures from the activity area.
88	Project Name	Velda City Street Improvements
	Target Area	24:1 Service Area
	Goals Supported	Public Facilities and Improvements - Streets
	Needs Addressed	Public Facilities - Street & Sidewalk Improvements
	Funding	CDBG: \$20,000

	Description	Funds will be used to improve aging street infrastructure in an eligible area.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Improvements will include removal and replacement of deteriorated curbs, gutters, and driveway aprons.
89	Project Name	Velda Village Hills Rehabilitation of Private Properties
	Target Area	24:1 Service Area
	Goals Supported	Housing - Minor Home Repair
	Needs Addressed	Rehabilitation of Private Properties
	Funding	CDBG: \$20,000
	Description	The primary objective of this activity is to provide assistance to low and moderate-income residents who are below 80% of the median area income. Assistance will be provided in the form of forgivable loans, which will be used to abate residential housing deficiencies.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Funds will be used to provide five-year, forgivable \$5,000 loans to income eligible homeowners to undertake approved, eligible rehabilitation activities.

90	Project Name	Vinita Park Clearance & Demolition
	Target Area	24:1 Service Area
	Goals Supported	Clearance and Demolition
	Needs Addressed	Clearance and Demolition
	Funding	CDBG: \$29,155
	Description	The purpose of this activity is to promote and develop a decent, safe and sanitary living environment in the neighborhood where this activity will occur. Funds will be used to remove unsafe and derelict structures.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Funds will be used to demolish blighted and unsafe structures from the activity area.
91	Project Name	Vinita Park Youth Services
	Target Area	24:1 Service Area
	Goals Supported	Public Services - Youth Services
	Needs Addressed	Public Services
	Funding	CDBG: \$5,145
	Description	Funds will be used for staff salaries to operate youth services in North County
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	

	Location Description	
	Planned Activities	Funds will be used for staff costs for an after school educational program for youth ages 6 to 18. The program will focus on developing age-appropriate values and social skills.
92	Project Name	Webster Groves Rehabilitation of Private Properties
	Target Area	
	Goals Supported	Housing - Minor Home Repair
	Needs Addressed	Rehabilitation of Private Properties
	Funding	CDBG: \$33,300
	Description	The primary objective of this activity is to provide assistance to low and moderate-income residents who are below 80% of the median area income. Assistance will be provided in the form of forgivable loans, which will be used to abate residential housing deficiencies.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Funds will be used to provide five-year, forgivable \$5,000 loans to income eligible homeowners to undertake approved, eligible rehabilitation activities.
93	Project Name	Wellston Street Improvements
	Target Area	24:1 Service Area
	Goals Supported	Public Facilities and Improvements - Streets
	Needs Addressed	Public Facilities - Street & Sidewalk Improvements
	Funding	CDBG: \$87,100
	Description	Funds will be used to improve aging street infrastructure in an eligible area.
	Target Date	

	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Improvements will include milling and overlaying the dilapidated street with asphalt.
94	Project Name	Wildwood Senior Services
	Target Area	
	Goals Supported	Public Services - Senior Services
	Needs Addressed	Public Services
	Funding	CDBG: \$25,500
	Description	Funds will be used to provide services to seniors within the jurisdiction.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	This public service activity will include recreational and educational courses for seniors.
95	Project Name	Winchester Rehabilitation of Private Properties
	Target Area	
	Goals Supported	Housing - Minor Home Repair
	Needs Addressed	Rehabilitation of Private Properties
	Funding	CDBG: \$20,000
	Description	The primary objective of this activity is to provide assistance to low and moderate-income residents who are below 80% of the median area income. Assistance will be provided in the form of forgivable loans, which will be used to abate residential housing deficiencies.

	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Funds will be used to provide five-year, forgivable \$5,000 loans to income eligible homeowners to undertake approved, eligible rehabilitation activities.
96	Project Name	Woodson Terrace Rehabilitation of Private Properties
	Target Area	
	Goals Supported	Housing - Minor Home Repair
	Needs Addressed	Rehabilitation of Private Properties
	Funding	CDBG: \$29,700
	Description	The primary objective of this activity is to provide assistance to low and moderate-income residents who are below 80% of the median area income. Assistance will be provided in the form of forgivable loans, which will be used to abate residential housing deficiencies.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Rehabilitation of private properties will take place throughout the jurisdiction.
97	Project Name	Richmond Heights Rehabilitation of Private Properties
	Target Area	
	Goals Supported	Housing - Minor Home Repair
	Needs Addressed	Rehabilitation of Private Properties

	Funding	CDBG: \$20,000
	Description	The primary objective of this activity is to provide assistance to low and moderate-income residents who are below 80% of the median area income. Assistance will be provided in the form of forgivable loans, which will be used to abate residential housing deficiencies.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Funds will be used to provide five-year, forgivable \$5,000 loans to income eligible homeowners to undertake approved, eligible rehabilitation activities.
98	Project Name	Shrewsbury Rehabilitation of Private Property
	Target Area	
	Goals Supported	Housing - Minor Home Repair
	Needs Addressed	Rehabilitation of Private Properties
	Funding	CDBG: \$5,000
	Description	The primary objective of this activity is to provide assistance to low and moderate-income residents who are below 80% of the median area income. Assistance will be provided in the form of forgivable loans, which will be used to abate residential housing deficiencies.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Funds will be used to provide five-year, forgivable \$5,000 loans to income eligible homeowners to undertake approved, eligible rehabilitation activities.

99	Project Name	Shrewsbury Street Improvements
	Target Area	
	Goals Supported	Public Facilities and Improvements - Streets
	Needs Addressed	Public Facilities - Street & Sidewalk Improvements
	Funding	CDBG: \$15,000
	Description	Funds will be used to improve aging street infrastructure in an eligible area.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Improvements will include street slab replacement.
100	Project Name	St. Louis County CDBG General Program Administration
	Target Area	24:1 Service Area
	Goals Supported	Administration
	Needs Addressed	
	Funding	CDBG: \$1,124,264
	Description	Provide administrative support to and be responsible for CDBG, HOME and NSP program and compliance, the programming of activities, budgeting, monitoring, and reporting of activities and accomplishments.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	

	Planned Activities	Staff will oversee and administer eligible activities for the benefit of low and moderate income residents of St. Louis County.
101	Project Name	St. Louis County CDBG Countywide Rehabilitation Administration
	Target Area	24:1 Service Area
	Goals Supported	Rehabilitation Administration
	Needs Addressed	
	Funding	CDBG: \$531,469
	Description	Provide administrative support to and be responsible for CDBG Home Improvement Program implementation and compliance, the programming of activities, budgeting, monitoring, and reporting of activities and accomplishments.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Staff will oversee and administer rehabilitation activities for the benefit of low and moderate income residents of St. Louis County.
102	Project Name	St. Louis County CDBG Countywide North Rehabilitation of Private Properties
	Target Area	
	Goals Supported	Housing - Minor Home Repair
	Needs Addressed	Rehabilitation of Private Properties
	Funding	CDBG: \$190,000
	Description	Provide minor rehabilitation of privately owned, single-unit homes.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	

	Planned Activities	Funds will be used to provide five-year, forgivable \$5,000 loans to income eligible homeowners to undertake approved, eligible rehabilitation activities.
103	Project Name	St. Louis County CDBG Countywide South Rehabilitation of Private Properties
	Target Area	
	Goals Supported	Housing - Minor Home Repair
	Needs Addressed	Rehabilitation of Private Properties
	Funding	CDBG: \$190,000
	Description	Provide minor rehabilitation of privately owned, single-unit homes.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Funds will be used to provide five-year, forgivable \$5,000 loans to income eligible homeowners to undertake approved, eligible rehabilitation activities.
104	Project Name	St. Louis County Public Works Demolitions
	Target Area	
	Goals Supported	Clearance and Demolition
	Needs Addressed	Clearance and Demolition
	Funding	CDBG: \$200,000
	Description	The purpose of this activity is to promote and develop a decent, safe and sanitary living environment in the neighborhoods where this activity will occur.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	

	Location Description	
	Planned Activities	Funds will be used to abate asbestos and demolish blighted and unsafe structures in the activity area.
105	Project Name	Aging Ahead Senior Services
	Target Area	
	Goals Supported	Public Services - Senior Services
	Needs Addressed	Public Services
	Funding	CDBG: \$50,000
	Description	Funds will be provided to Aging Ahead for programs (Meals on Wheels) that specifically serve elderly persons.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Funds shall be used to cover the cost of renting facilities where public service programs are undertaken for the benefit of senior citizens.
106	Project Name	Heat-Up St. Louis Subsistence Payments
	Target Area	24:1 Service Area
	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$100,000
	Description	Funds will be used to assist low to moderate income residents with delinquent utility bill payments.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	

	Planned Activities	Activities will include issuing direct payments to utility companies to prevent service disconnections for low to moderate income residents in the following ZIP codes: 63042, 63044, 63045, 63074, 63114, 63120, 63121, 63125, 63133, 63134, 63135, 63136, 63137, 63138, 63140, and 63145.
107	Project Name	Beyond Housing Subsistence Payments
	Target Area	24:1 Service Area
	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$45,000
	Description	Funds will be used to assist low to moderate income residents with delinquent utility bill and rent/mortgage payments.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Activities will include issuing direct payments to utility and property management companies and mortgage lenders to prevent service disconnections and homelessness for low to moderate income residents. Payments on behalf of individuals will be limited to three consecutive months.
108	Project Name	1st Financial Credit Union Public Services
	Target Area	24:1 Service Area
	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$50,000
	Description	1st Financial Credit Union will partner with Urban League to provide financial empowerment to low and moderate income individuals.
	Target Date	

	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Planned activities will include budget and credit counseling, as well as providing access to transportation, mortgage and credit building loans and free and low cost deposit and checking products.
109	Project Name	Boys and Girls Clubs of Greater St. Louis Youth Services
	Target Area	24:1 Service Area
	Goals Supported	Public Services - Youth Services
	Needs Addressed	Public Services
	Funding	CDBG: \$60,000
	Description	Funds will be used for staff salaries to operate youth services in the Spanish Lake area of North St. Louis County, as well as in the City of Ferguson.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Funds will be used for staff costs for educational programming for youth ages 6 to 18. The programs will focus on developing age-appropriate values and social skills.
110	Project Name	Rise Nonprofit Org Capacity Building
	Target Area	
	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	CDBG: \$30,000
	Description	Funding will be provided for programs that increase organizational capacity of nonprofits operating in St. Louis County.

	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Funding will be used to cover staffing and other costs related to providing technical assistance to nonprofit organizations.
111	Project Name	UAW-LETC Employment Training
	Target Area	
	Goals Supported	Public Services - Employment Training
	Needs Addressed	Public Services
	Funding	CDBG: \$100,000
	Description	Funds will be used to provide employment training to eligible individuals.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Activities will include apprenticeship based training for underrepresented groups including women, minorities, veterans, dislocated workers, and young adults residing in St. Louis County.
112	Project Name	Demetrious Johnson Foundation Employment Training
	Target Area	
	Goals Supported	Public Services - Employment Training
	Needs Addressed	Public Services
	Funding	CDBG: \$75,000
	Description	The purpose of this activity is to provide employment training to eligible individuals.

	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Funds will be used for staff costs related to delivery of a workforce development, mentoring and training program offered through the DJCF.
113	Project Name	EHOC Fair Housing Activities
	Target Area	
	Goals Supported	Public Services - Fair Housing Activities
	Needs Addressed	Public Services
	Funding	CDBG: \$20,000
	Description	Funds will be used for fair housing activities such as education, training and counseling.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Activities will include providing fair housing training, education and counseling to eligible St. Louis County residents.
114	Project Name	Beyond Housing Demolition
	Target Area	24:1 Service Area
	Goals Supported	Clearance and Demolition
	Needs Addressed	Clearance and Demolition
	Funding	CDBG: \$50,000
	Description	Funds will be used for clearance and demolition of derelict and dangerous properties in the 24:1 footprint.

	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Funds will be used for clearance and demolition of three derelict and dangerous properties in the 24:1 footprint.
115	Project Name	Stratford Inn Section 108 Loan
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	:
	Description	Project will consist of redevelopment of the site of the current Stratford Inn in Fenton.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
		Planned Activities
116	Project Name	Fairfield Inn & Suites by Marriott Section 108 Loan and DDRF Grant
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	CDBG: \$50,000

	Description	Project will consist of redevelopment of vacant, damaged property into a branded hotel.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	This project will consist of demolition of the existing vacant strip mall on this property and construction of a new branded hotel.
117	Project Name	Urban League Plaza Section 108 Loan and DDRF Grant
	Target Area	
	Goals Supported	
	Needs Addressed	
	Funding	:
	Description	The Section 108 loan and Declared Disaster Relief Funding will finance the construction of Urban League Plaza, financing for the development of an 12,260 square foot, 1 story mixed-used retail, community center and office new construction project. HUD investment will be limited to the public facilities portions of the space.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	This project will consist of construction of a new community center, along with associated costs. Note this project will utilize an estimated \$400,000 in CDBG funds from prior fund years.
118	Project Name	Neighbors Market Section 108 Loan
	Target Area	
	Goals Supported	

	Needs Addressed	
	Funding	:
	Description	This project will consist of development of a new grocery store in Ferguson, MO.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Planned activities include, but are not limited to, leasehold tenant improvements, working capital, professional services, furniture, fixtures and equipment associated with building out and furnishing the space for the new grocery store.
119	Project Name	Uplands Park Cameras
	Target Area	24:1 Service Area
	Goals Supported	Public Services - Crime Awareness
	Needs Addressed	Public Services
	Funding	CDBG: \$12,000
	Description	Funds will be used to install camera surveillance in low and moderate income neighborhoods for the prevention of crime.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	Funds will be used to pay for camera surveillance and other supporting material for the activities.
120	Project Name	CV-ESG FY2020 Saint Louis County
	Target Area	

	Goals Supported	Provide Housing-Related Services to Homeless
	Needs Addressed	
	Funding	ESG- CV: \$4,890,761
	Description	Housing related services that will prevent, prepare for and respond to the difficulties facing those that are homeless or at-risk of homelessness due to the Coronavirus. The funds will be allocated using the following distribution amounts; \$2,445,380.5 for prevention, \$1,467,228.3 for rapid rehousing, \$489,076 for shelter and \$489,076 for program administration.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
121	Project Name	CV - Housing and Utility Assistance
	Target Area	
	Goals Supported	Public Services
	Needs Addressed	Public Services
	Funding	CDBG-CV: \$5,893,542
	Description	To assist St. Louis County's low-to-moderate income residents who, due to the Coronavirus, are in need of rental, mortgage and/or utility assistance to reduce foreclosures, evictions, utility shutoffs, and to prevent dislocation and homelessness.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	

	Planned Activities	A subrecipient will be secured to provide financial assistance to St. Louis County residents in need of help paying for their rent, mortgages, and/or utility bills due to the Coronavirus in an effort to prevent homelessness.
122	Project Name	CV - Program Administration
	Target Area	
	Goals Supported	Administration
	Needs Addressed	
	Funding	CDBG-CV: \$1,473,385
	Description	Use of the CDBG-CV Administrative/Planning cap of 20% in order to effectively administer all St. Louis County CDBG-CV programs.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	

AP-50 Geographic Distribution - 91.420, 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

St. Louis County provides 76 municipalities with funding to carry out projects in their communities. Many of the communities are predominately low and moderate income. Some communities are more affluent but are still required to use allocated funds to benefit LMI or for removal of architectural barriers. For discretionary funds, St. Louis County targets areas of low income and concentrated poverty. These areas include a wide geography – generally from the St. Louis City limits north of Olive, west to the County limits, and including Wellston, Spanish Lake, Ferguson, Jennings and many of the 23 municipalities that make up the Normandy School District. Other targeted areas include municipalities that send children to the Riverview Gardens School District, and the area of St. Louis County that is included in the Promise Zone.

Geographic Distribution

Target Area	Percentage of Funds
24:1 Service Area	15

Table 5 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Due to entitlement participation, which spans the entire county, geographically targeted investment is somewhat limited. However, participating jurisdictions with higher low and moderate income populations receive more entitlement funds annually. St. Louis County concentrates discretionary spending in geographic areas that are primarily low and moderate income. All investments are geographically targeted to serve low and moderate income populations in order to meet the national objectives of the CDBG program.

Discussion

In the 24:1 service area—which is comprised of the 23 (formerly 24) municipalities in the Normandy School District—the annual amount of CDBG funds going to municipalities is over \$750,000. Combined with funding awarded to nonprofits for activities in the 24:1 service area, the total investment of CDBG

funds is \$825,000, representing approximately 15% of St. Louis County's CDBG allocation in 2019.

Affordable Housing

AP-55 Affordable Housing - 91.420, 91.220(g)

Introduction

One Year Goals for the Number of Households to be Supported	
Homeless	1,976
Non-Homeless	0
Special-Needs	0
Total	1,976

Table 6 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	11
Rehab of Existing Units	303
Acquisition of Existing Units	302
Total	616

Table 7 - One Year Goals for Affordable Housing by Support Type

Discussion

AP-60 Public Housing - 91.420, 91.220(h)

Introduction

There are nine Public Housing Agencies (PHAs) within the St. Louis County Consortium jurisdiction. The Housing Authority of St. Louis County manages the Kinloch, Olivette, Pagedale and Hillside PHAs. Since the Housing Authority of St. Louis County assumed management of the Wellston Housing Authority on March 1, 2019, and is in the process of relocating the existing tenants and disposing of the property, the Kirkwood Housing Authority is the only additional PHA that operates in St. Louis County. The Housing Authority of Festus is located in Jefferson County and there is the Housing Assistance Program of St. Charles County and the Housing Authority of the City of St. Charles.

The Consortium does not have any direct relationship with the public housing authorities, and does not provide any direct funding. The PHAs provide input to the Consortium's Consolidated Plan and the Consortium provides the PHA's with assistance and certifications for their PHA Plans.

Actions planned during the next year to address the needs to public housing

One action recently initiated is the Mobility Counseling Program (MCP). This program is a pilot program established between the St. Louis Housing Authority and the Housing Authority of St. Louis County PHAs to provide Housing Choice Vouchers (HCV) holders with additional support to make moves into high opportunity areas. The program provides two primary services: (1) Counseling services to families interested in moving to high opportunity neighborhoods, including one-on-one family move planning, and workshops to help families prepare for their move; and (2) Outreach and organizing of owners in high opportunity areas to break down stigmas against the program, offer additional support to owners, and assist in the development of relationships between owners in areas of opportunities and clients. Additionally, the program may provide a security deposit or relocation assistance for families who move into high opportunity areas if funding is available.

Also in 2019, the Housing Authority of St. Louis County will use CDBG funds to administer a housing relocation program for HCV clients who face displacement due to code violations in various apartment complexes in Ferguson and other areas of St. Louis County, as well as a literacy program for children who reside in the Highview development and attend school in the Pattonville School District.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

To encourage more residents to become involved in management, HASLC has its Resident Advisory

Board and Resident Council (RAB). The Resident Advisory Board is comprised of 18 resident members from both the Public Housing and Housing Choice Voucher programs. This Board's primary responsibility is to become actively involved in making recommendations regarding the development of the Public Housing Agency (PHA) Plan. This involvement includes any significant amendment or modification to the Plan. HASLC also seeks the input of the Resident Advisory Board when there are any significant policy changes. Minutes are recorded at each meeting. The Resident Council provides a flow of information to address any issues. Resident Council Meetings are held quarterly and provide positive feedback and conversation needed to continue a strong working partnership among HASLC, residents, and our community partners. Officers are elected annually and minutes are recorded at each meeting. HASLC encourages all residents through tenant meetings and notices to volunteer for RAB and Resident Council Membership. The Board members are charged with working to ensure the views of all families are heard, which in turn formulates a more inclusive Agency Plan and understanding of policies and procedures by residents. The Authority's Housing Choice Voucher Program Family Self Sufficiency Program now has 113 participants with a goal of 125.

The HUD receiver holds regular public Board meeting and strongly encourages resident participation. Residents are given the opportunity to voice their concerns and have their issues addressed.

Other activities designed to increase resident involvement include:

- counsel voucher clients to expand housing choice
- offer a wide range of social services or referrals to area agencies
- promote affirmative fair housing and ensure equal access to housing resources
- promote cooperation and coordination of services with other agencies and not-for-profits
- encourage active participation of tenants through monthly tenant meetings and seats on our Resident Advisory Committee
- promote higher educational goals through scholarships awarded in conjunction with the Scholarship Foundation

The Consortium housing authorities seek to assist families in need of affordable housing by pursuing goals that include, but are not limited to the following;

- the pursuit of additional housing resources
- acquisition of new units when appropriate
- the leveraging of other sources of funds such as low income housing tax credits

If the PHA is designated as troubled, describe the manner in which financial assistance will be

provided or other assistance

There are no troubled Public Housing Authorities within the Consortium.

Discussion

AP-65 Homeless and Other Special Needs Activities - 91.420, 91.220(i)

Introduction

Saint Louis County responds to the needs of persons experiencing homelessness through the Continuum of Care (CoC), a collaborative network of service providers, government agencies, and housing providers that provide a range of housing interventions and services to people experiencing homelessness in Saint Louis County. As the Collaborative Applicant and the Recipient for CoC and ESG funds, the Saint Louis County Department of Human Services (DHS) contracts with nonprofit agencies to provide a wide range of services that meet the needs of households considered at-risk of homelessness and those currently experiencing homelessness. Together they define goals, allocate funding and evaluate the effectiveness of services being delivered to help people stabilize their housing situation. Their focus is to ensure its resources are strategically deployed to address three critical needs. (1) Homelessness Prevention – Provide direct financial assistance, legal services, and diversion strategies to prevent people from becoming homeless and needing to enter the shelter; (2) Homeless Intervention Services – Connect people who are homeless with basic needs assistance, mainstream benefits, and case management to increase access to permanent housing (3) Housing Placement, Stabilization, and Support – Utilizing the “housing first approach,” move individuals experiencing homelessness rapidly into housing and providing support when needed to remain in housing.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

Increase the capacity of Coordinated Access and Assessment in order to assess more individuals and families. Streamline assessment procedures, advance housing first practices and reduce delays in the housing placement process. A new Coordinated Entry Committee charged with overseeing and evaluating the operation of the regional Coordinated Entry System has been convened to identify system bottlenecks and improve the ability of the system to rapidly rehouse individuals most vulnerable. (2) Continue to expand street outreach efforts to engage unsheltered homeless people in services and coordinate care for persons living on the street. Currently, BJC Behavioral Health Systems staff and Crisis Intervention Team (CIT) officers are coordinating efforts to connect individuals with a Coordinated Entry Front Door and initiate the initial needs assessment necessary to determine their service needs. (3) Work in collaboration with a regional group of CoCs (Saint Louis County, City of St. Louis, Missouri Balance of State and Madison and St. Clair counties in Illinois) to coordinate services for homeless veterans in the region with the goal of ending veteran homelessness (reaching functional zero) by 11/11/2019 (Veterans Day). (4) Develop an outreach plan to engage 89 municipalities in the development of a Housing Crisis Intervention Plan for Saint Louis County to prevent homelessness coming from long stay motels and large apartment complexes. The goal of the plan would be the creation of a systematic process for identifying rental properties at risk of being condemned in order to

prevent tenants from becoming homeless in large numbers.

Addressing the emergency shelter and transitional housing needs of homeless persons

Emergency shelters provide safety and protection from exposure to the weather. In Saint Louis County, emergency facilities provide families and individuals in crisis access to food, clothing and shelter, offering on site assessments and referrals to available housing and support services. In 2019, efforts to improve emergency shelter and transitional housing performance measures will focus on increasing exits to permanent housing and reduce length of stay in programs, thereby increasing the number of households that could be served by emergency and transitional housing and reducing returns to homelessness after program completion. Training being provided to case managers on Trauma Informed Care, Motivational Interviewing and Mental Health First Aid is expected to enable staff to more effectively help clients move to stable housing.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

The Continuum of Care has increased funding for rapid rehousing in order to increase the amount of housing available to persons transitioning from homelessness to self-sufficiency. These additional units of housing will be low barrier, allowing households with children, veterans or unaccompanied youth access to assistance regardless of income level, employment status or drug/alcohol use. These additional housing units consist of extended months of rental assistance and case management support. The goal is to provide the rental assistance throughout the leasing term but not in consecutive months as to allow the individuals the opportunity to acquire assistance toward the end of the leasing term if needed. Case Managers will act as liaisons for both landlords and clients to promote a harmonious relationship between the two. A strengths based case management focus will be implemented in the sheltered environment to help clients focus on individual skills, resources and preferences improving their ability to cope with challenges effectively and live independently.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services,

employment, education, or youth needs.

The Continuum of Care has allocated more funding towards prevention activities through its Emergency Solutions Grant program in order to prevent low-income households from becoming homeless. The specific activities that will be emphasized include: (1) Providing comprehensive eviction prevention services to families at-risk of homelessness that include legal counseling, landlord-tenant mediation, and rental and utilities arrears. (2) Implement shelter diversion strategies and best practices to help families tap into their own support networks and prevent an entry into the homeless system. (3) identify neighborhoods with high eviction rates in order to more effectively target its prevention services to persons most at risk for homelessness. these strategies have proven to be effective in other communities. Saint Louis County is continually looking for evidence based examples of successful homeless prevention strategies to incorporate in its strategic efforts to end and prevent homelessness. Discharge planning continues to be a priority for Saint Louis County and the Continuum of Care. In 2011, Saint Louis County was one of eight Continuums in the state to adopt the Missouri Discharge Policy which states: "all individuals discharged from a state or public facilities are discharged into permanent housing. When permanent housing is not available, plans to place the individual in temporary or emergency shelter must be made prior to discharge." To advance compliance with this policy, the CoC is working collaboratively with the Behavioral Health Network (BHN) to ensure clients leaving mental health facilities have viable discharge plans that include the supports necessary to enable them to maintain their health and housing; with state and local agencies to strategically leverage existing resources and expand the region's housing capacity by reaching out to agencies to identify ways to pair services and funding to increase housing options for those being discharged from public facilities; with local businesses, housing developers and landlords to identify additional sources of affordable housing. The CoC is also developing a recruitment strategy aimed at cultivating new relationships with local landlords and stressing the potential benefits landlords receive when working with the agencies that comprise the CoC.

Discussion

The coordinated entry system (CES) jointly deployed by St. Louis County and the City of St. Louis will access the need for supportive services of persons who are not homeless but are vulnerable due to age, health or housing status. By using a nationally recognized assessment tool (PVI SPDAT), the CES is able to triage its prevention services to address the most critical needs of persons requesting assistance and make direct referrals to resources within the crisis response system that are equipped to address specific needs. This includes connecting individuals with senior housing, HIV AIDS and mental health services and medical care.

In regard to non-homeless special needs, St. Louis County is allocating 2019 CDBG funds to a number of programs intended to prevent low- and moderate-income individuals from becoming homeless. Funds have been allocated to the Mideast Area Agency on Aging to provide elderly residents with meals on wheels. Another recipient, Heat-Up St. Louis, will receive funds to help reduce utility bills that are in

arrears for income eligible residents. This will help individuals and families stay in their homes without the threat of being cut off from heat and air conditioning. The County also awarded funds to 1st Financial Credit Union to provide financial empowerment services to low-mod residents of the Promise Zone, with the intention of stabilizing the financial status of families at risk of homelessness. Finally, the Equal Housing and Opportunity Council was awarded funds to conduct fair housing training and outreach.

AP-75 Barriers to affordable housing -91.420, 91.220(j)

Introduction

Although St. Louis County Consortium members routinely engage in efforts to increase the supply of affordable housing, several barriers exist that limit the development of clean, safe and affordable housing.

Besides social and market forces that restrict the supply of affordable housing other barriers specific to the Consortium jurisdictions include:

- Restrictive definitions of “family”
- Restrictive occupancy permitting requirements
- Lending discrimination
- Discrimination by small-scale landlords
- Limited accessible housing options, and
- NIMBYism

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

In the report, “Segregation in St. Louis: Dismantling the Divide”, it was discussed that current landlords and property owners in St. Louis County can refuse to accept tenants who pay their rent with a Housing Choice Voucher. This circumstance ultimately leads to low-income residents being concentrated in areas that are not opportunity areas with good schools and available jobs. To combat this problem, St. Louis County should work towards passing a law that forbids landlords from rejecting potential tenants based on receiving housing subsidies.

St. Louis County and its Consortium members will continue to engage in efforts to secure additional resources to not only advance public policy but for the purpose of increasing the supply of affordable housing throughout the Consortium. Efforts will include coordinating HOME funds more closely with Low Income Housing Tax Credits issued by the Missouri Housing Development Commission. For affordable housing developments receiving public subsidy or incentives from a local government entity

(e.g. St. Louis County, Florissant, or other municipalities) the source of public funds should prioritize projects located in high opportunity areas of the county, especially those with transit access. To the extent these local government entities can influence the award of tax credits by the Missouri Housing Development Commission to developers for new affordable housing projects either through letters of endorsement or the investment of CDBG funds, such measures should be reserved for those projects in high opportunity areas.

In 2019, St. Louis County will incentivize two proposed low-income housing tax credit projects that are submitted to the Missouri Housing Development Commission (MHDC). The specific incentive will be the commitment of HOME funds for each project. Although these projects might be priorities for the County, there is no guarantee that MHDC will award them tax credits. Additional actions are further discussed in the discussion box below.

Discussion

Continued from above: The Office of Community Development recognizes that it must also engage municipalities in the furtherance of fair housing. With this in mind, we revised the Fair Housing section of our FY20 municipal CDBG application, which was made available to municipalities in late February 2019. In the revised application, municipalities are asked to identify specific actions they will take in the upcoming year to affirmatively further fair housing in their respective communities. Also in February, the Office of Community Development offered two technical assistance training sessions for participating municipalities, wherein CDBG administrative requirements were discussed. These sessions included an overview of municipalities' obligations to affirmatively further fair housing, which were presented by Elisabeth Risch, Assistant Director of the Equal Housing and Opportunity Council (EHOC).

Additionally, beginning in 2019 we will begin monitoring municipal efforts to affirmatively further fair housing as part of our regular program monitoring. Our intention is to maintain an open channel of communication with EHOC so that eventually, municipalities that are not able to meet their fair housing obligations would be asked to work with EHOC to identify and implement practicable measures to further fair housing.

Finally, in 2018 St. Louis County convened an Affordable Housing Trust Fund Task Force to research and develop recommendations for the creation of an Affordable Housing Trust Fund. Comprised of leaders from various sectors of St. Louis County, including staff from the Office of Community Development, the Task Force sought to identify strategic funding priorities, potential revenue streams to support funding priorities, and a framework for administration of an Affordable Housing Trust Fund. The Task Force

released its recommendations in April 2019.

AP-85 Other Actions - 91.420, 91.220(k)

Introduction

This section discusses the actions planned for the fourth year of St. Louis County's five year (2016-2020) Consolidate Plan in regard to addressing underserved needs, expanding and maintaining affordable housing, removing lead-based paint from private homes, reducing the number of families below the poverty level, improving the institutional structure and enhancing coordination between public and private housing and social service agencies.

Actions planned to address obstacles to meeting underserved needs

With 76 municipalities and numerous subrecipients receiving funds, one of the largest obstacles to meeting underserved needs is ensuring that the elected officials and staff members managing the funds are familiar with the administrative requirements and timelines. This challenge is exacerbated by staff turnover, which is inevitable to a certain degree due to elections. The Office of Community Development is working to address this obstacle by holding annual technical assistance workshops for both municipalities and nonprofits, and by intentionally treating regular monitoring visits as a way to provide program guidance as well as increase accountability. We are also planning to update our subrecipient policies and procedures manual, and develop regular systems of communication to provide program updates and other important information to our partners. Another challenge to meeting underserved needs is the relative lack of economic opportunities for low and moderate income residents and businesses. During 2019, St. Louis County will continue upgrading its Section 3 Plan and seeking collaboration on a regional Section 3 plan. This effort is aimed at coordinating and standardizing the application process for Section 3 businesses or individuals. Section 3 of the Housing and Urban Development Act of 1968 [12 U.S.C. 1701u and 24 CFR Part 135] represents HUD's policy for providing preference for new employment, training, and contracting opportunities created from the usage of covered HUD funds to low- and very low-income residents of the community where certain funds are spent (regardless of race or gender), and the businesses that substantially employ these persons.

Finally, because we work with so many different entities, it can be challenging to undertake large enough projects to achieve the desired impact. Section 108 loans combined with Declared Disaster Relief (DDR) funds will enable St. Louis County to undertake large, high-impact projects that will revitalize underserved communities by providing jobs and services as well as stimulating additional development. We are currently working with several potential partners to develop high-impact projects that will utilize Section 108 and DDR funds. These projects are in various stages of the application and

underwriting process, and in 2019 we will continue to guide them toward implementation.

Actions planned to foster and maintain affordable housing

Housing affordability encompasses a large number of eligible activities under both the CDBG and HOME formula grant programs. These activities include the production of new housing units, rehabilitation of existing housing units, preservation of housing, and rental assistance for tenants. In order to ensure effective use of affordable housing funds, local market characteristics and the potential to leverage other sources of funds must be considered. St. Louis County will foster and maintain affordable housing in a way that is consistent with and influenced by the market conditions. In FY19, approximately \$1.5 million in CDBG funds will be invested in the rehabilitation of private properties, which translates to serving nearly 300 low and moderate income homeowners.

Actions planned to reduce lead-based paint hazards

In December of 2018, St. Louis County was awarded \$2.6 million to continue our work in the Lead Hazard Control and Healthy Homes programs. In 2019, we will be launching activities under the new grant, such as training the program staff, completing intake of eligible clients, and commencing lead hazard control work and health and safety related home repairs. St. Louis County has a long and successful history of remediating lead-based paint hazards for County dwellings.

There are approximately 437,803 housing units located in the St. Louis County, most of which were built during the era of sub-urbanization that began in the mid-1940's after World War II ended. More than 332,000 units, or 76% of the County's housing, was constructed prior to 1978. The environmental hazards caused by the deterioration of lead-based paint and non-lead safe renovation in these older homes and multifamily structures leads to the poisoning of children. Since lead-based paint hazards are still prevalent throughout St. Louis County, the Office of Community Development actively seeks out grant funds whenever available to ensure a consistent funding stream for this important work.

Policies and procedures learned from the lead program have been incorporated into the County's Home

Improvement Program (HIP) and HOME Program. Applicants can participate in both the HIP and Lead program with many of the lead applicants coming from current or former HIP cases. Repairs to painted surfaces are not eligible under the HIP unless they have tested negative for lead based paint. Under the HOME funded Buyer's Assistance Program, a visual inspection is made for flaking and peeling paint on all pre 1978 built homes. During this next fiscal year, the Office of Community Development will work with the Department of Health to find ways to coordinate in order to deliver services more efficiently.

Actions planned to reduce the number of poverty-level families

According to 2018 Census data, 10% of St. Louis County's population have incomes below the poverty level, which affects nearly 100,000 people. To address poverty and help families and individuals, St. Louis County will fund programs and secure resources geared towards self-sufficiency. The County will work with local service providers to pursue resources and innovative partnerships to support the development of affordable housing, homelessness prevention and emergency shelter. The Housing Authority of St. Louis County administers programs that aim to mitigate poverty and its associated problems. Among others, these programs include public housing and a Section 8 Housing Voucher Program. Emergency Solutions Grant (ESG) funding will continue to be directed at the areas' most vulnerable population. Funds will be used for tenant-based rental assistance, overnight shelters, transitional housing, homeless prevention and housing for homeless.

St. Louis County Office of Community Development is the recipient of the CDBG and HOME entitlement funding. In part, these funds will be awarded to eligible activities that meet the needs of the County's low and moderate income residents. The Office of Community Development consistently partners with organizations that provide services to the neediest children and families, the homeless, ex-offenders, low-income seniors, at risk youth, individuals with disabilities and other disadvantaged and underserved populations.

St. Louis County also plans to reduce the number of poverty-level families through investments in employment training. The United Auto Workers Labor and Employment Training Corporation (UAW-LETC) partners with area educational institutions to provide pre-apprenticeship training to low and moderate income individuals, focusing on but not limited to the Promise Zone. UAW-LETC's Certified Apartment Maintenance Technician, Advanced Manufacturing, and Automotive Maintenance Technician programs provide the preparation and soft skills training necessary for admittance to an apprenticeship program.

While employment training is important, we recognize that it is equally important to ensure there are opportunities for employment. Through the Section 108 loan program and DDR grant funds, we are partnering with several developers on projects that will create and retain permanent, full-time jobs. For instance, a new hotel in Woodson Terrace and a new mixed-use commercial building in Pagedale will

each create an estimated 40 jobs.

Actions planned to develop institutional structure

There are many significant factors that contribute to the strengths of our program delivery system that at the same time allow for or create gaps in our system. As an urban county, St. Louis County participates with 76 cooperating jurisdictions. Funding is provided to each jurisdiction on a formula basis. This is a strength in our program delivery system in as much as each city holds public hearings and plans for and implements programs and activities that meet serious local needs. At the same time, St. Louis County parcels out resources to numerous jurisdictions in order to ensure not only cooperation but continued participation in the CDBG program. This distribution causes gaps in our delivery of programs since fewer resources are available to focus on significant problems and/or activities, making valuable resources scarce. This is an ongoing dilemma which the County does try to mitigate by isolating specific major problems and dealing with them on a priority basis. However, during 2019, OCD will be researching and investigating alternatives to its current distribution system. Although the current system is fair and equitable, OCD wants to ensure Federal resources are as impactful as possible.

The HOME program works with HUD certified non-profit housing counseling agencies that provide homebuyer education and one-on one counseling to prepare first time homebuyers for homeownership. These counselors are charged with the duty to prepare the homebuyer for a successful home buying experience. The better prepared a homebuyer is, the longer they can be successful in their homeownership. This program has been a strong and successful component to St. Louis County's HOME strategy, and the initial model for each of the Consortium members to follow. Gaps occur when homebuyers by-pass this valuable tool, and accept predatory loans, either by choice or by inexperience. Developers, both for profit and non-profit, apply to St. Louis County for HOME funds for direct subsidy to construct or rehabilitate affordable housing in the Consortium area. These funds fill the gap between affordable housing and housing that would be otherwise out of reach to the low to moderate income working families of the area. The strengths of the quality housing developed by experienced developers, and qualified homebuyers that have completed the homebuyer counseling program make the program successful.

Actions planned to enhance coordination between public and private housing and social

service agencies

St. Louis County benefits from a strong area-wide network of community development organizations. Over the last few years, a number of new CHDOs have sprung up that are building capacity and competencies, while at the same time, many existing agencies such as Beyond Housing and The Housing Partnership, formerly known as Lemay Housing Partnership, continue to grow and serve a wider area. During 2019, the Office of Community Development will continue to fund and promote as many CHDOs as possible. The St. Louis County and the consortium members will continue to coordinate and create partnerships with public funders such as the Missouri Housing Development Commission, agencies addressing homelessness, non-profit agencies providing affordable housing, organizations working to create safer neighborhoods, private industry and other public agencies to deliver services, activities and resources to the region's low and moderate income residents.

The Saint Louis County Department of Human Services will continue to facilitate and support the work of the Continuum of Care, its public and private stakeholders, the Housing Authority of Saint Louis County and the St. Louis Area Regional Commission on Homelessness. Through these relationships service delivery capabilities will be strengthened, resources will be leveraged and housing opportunities for homeless persons should be more accessible. Additionally, the CoC has committed to providing ongoing training opportunities educating strategic partners and stakeholders about housing navigation.

Discussion

Program Specific Requirements

AP-90 Program Specific Requirements - 91.420, 91.220(I)(1,2,4)

Introduction

Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	10,000
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	8,000,000
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	8,010,000

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	87.33%

HOME Investment Partnership Program (HOME) Reference 24 CFR 91.220(I)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

All HOME investments made by the St. Louis County Office of Community Development will take the

form of eligible activities identified in Section 92.205.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

Recipients of a Homebuyer Assistance Loan from the St. Louis County Office of Community Development are subject to resale and recapture restrictions on the home during the proscribed affordability period, as outlined in 92.254. The Office of Community Development utilizes a Note and Deed of Trust to impose this resale/recapture requirement. The affordability restrictions may terminate upon occurrence of any of the following termination events: foreclosure, transfer in lieu of foreclosure or assignment of an FHA insured mortgage to HUD.

Recapture provisions ensure that the Office of Community Development can recoup all or a portion of the HOME assistance to the homebuyer, if the housing does not continue to be the principal place of residence of the family for the duration of the period of affordability. The homeowner may sell the property to any willing buyer. In the instance of a forgivable loan, the prorated amount will be recaptured. In the instance of a due upon sale loan, the full HOME investment will be recaptured. If the net proceeds are not sufficient to recapture the prorated or full HOME investment, plus enable the homeowner to recover the amount of the homeowners' down payment and any capital improvement made by the owner since purchase, the County will use a formula to calculate a sharing of the net proceeds.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

The St. Louis County Office of Community Development imposes a recapture policy to ensure the affordability of units acquired with HOME funds in accordance with 24 CFR 92.254(a)(4). The period of affordability is based upon the total amount of HOME assistance that enabled the homebuyer to buy the dwelling unit; this includes any HOME assistance that reduced the purchase price from fair

market value to an affordable price.

HOME Affordability Periods

<u>HOME Amount Per Unit</u>	<u>Minimum Period of Affordability in Years</u>
Under \$15,000	5
\$15,000 to \$40,000	10
Over \$40,000	15

Said recapture provisions ensure that the Office of Community Development recoups all or a portion of the HOME assistance to the homebuyer, if the housing does not continue to be the principal residence of the family for the duration of the period of affordability. The homeowner may sell the property to any willing buyer. In the instance of a forgivable loan, the prorated amount will be recaptured. In the instance of a due upon sale loan, the full HOME investment will be recaptured. If the net proceeds are not sufficient to recapture the prorated or full HOME investment, plus enable the homeowner to recover the amount of the homeowner’s down payment and any capital improvement made by the owner since purchase, the County will use a formula to calculate a sharing of the net proceeds.

- 4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

The St. Louis County Office of Community Development does not use HOME funds to refinance existing debt as described in 24 CFR 92.206(b).

Emergency Solutions Grant (ESG)

- 1. Include written standards for providing ESG assistance (may include as attachment)

The Saint Louis County Department of Human Services (DHS) Homeless Services Program utilizes ESG funding to support services for street outreach, emergency shelter, prevention, and rapid rehousing. The written standards for providing ESG assistance are attached:

- 2. If the Continuum of Care has established centralized or coordinated assessment system that

meets HUD requirements, describe that centralized or coordinated assessment system.

Saint Louis County's Coordinated Entry System integrates all housing programs into one assessment and referral system that prioritizes eligible clients according to the order of prioritization specified in HUD Notice CPD-14-012. The coordinated entry process is built to enable coordination among emergency shelter providers, essential services providers, homelessness prevention, and rapid rehousing assistance providers; other homeless assistance providers and mainstream service and housing providers. The goal is to more efficiently and effectively connect individuals and families at risk or experiencing homelessness to housing. Access to these services will take place through the St. Louis Housing Helpline; a physical "front door" location with CoC selected coordinated entry and street outreach providers. Through the "front doors," prevention and diversion services will be applied. If identified as literally homeless, that individual or family will be referred to the appropriate housing or emergency services solutions. The front doors will utilize the Vulnerability Index – Service Prioritization Decision Assistance Tool (VISPDAT) to prioritize services for people who have the highest needs first and through this assessment, individuals and families will be directed to the appropriate housing and support services solutions. Based on their vulnerability score – low, medium or high – an individual/family is prioritized into categories with corresponding solutions that will connect to mainstream affordable housing, transitional housing, rapid rehousing or permanent supportive housing options. Entering data into HMIS is a requirement for coordinated entry. This ensures that agencies collaborate effectively and that the homeless population can access services efficiently and quickly. The prioritization list for service delivery and housing solutions will be coordinated within HMIS and programs must adhere to HMIS reporting standards set by the Saint Louis County CoC. Data quality and performance measures will be evaluated through the Saint Louis County CoC and monitored in partnership with Saint Louis County DHS staff.

3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

Requests for Proposals (RFP) are announced via word of mouth, communication via email/presentation to Saint Louis County CoC members, newspaper announcements, online, and social media on an annual basis. Proposals are submitted online under guidance from Saint Louis County Procurement Ordinance. Saint Louis County DHS staff work in coordination with the Saint Louis County CoC Rank and Review committee to review ESG proposals. Rating and performance assessment measures will be used when evaluating renewal and new projects such as site visits, provider organizational capacity, project readiness, ability to meet match requirements, active participation in CoC, HMIS participation, assess cost effectiveness, experience, funding spend downs, review monitoring findings, etc. Recommendations from Saint Louis County DHS staff and the Saint Louis County CoC Executive Committee are sent to the Director of the Saint Louis County Department of Human Services for final authorization. Saint Louis County DHS staff notify all applicants after final subward decisions are made and works with the sub-recipient awardees to execute new contracts.

4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

Saint Louis County is able to meet the homeless participation requirement in 24CFR 576.405(A) through the following policies:

- All ESG contracts require subrecipients to include at least one homeless or formerly homeless individual on their board of directors or other equivalent policy making entity, to the extent that the entity considers and makes policies and decision regarding any facilities, services or other assistance that receive funding under Emergency Solutions Grant (ESG).

The governance of the Saint Louis County CoC specifies two positions on its Executive Committee shall be reserved for persons who are homeless or formerly homeless. The requirement ensures persons with lived homeless experience have a voice in the policies and priorities of the CoC, including the allocation of ESG funds.

5. Describe performance standards for evaluating ESG.

The programmatic responsibility for ESG rest within the Saint Louis County DHS and works in coordination with the Saint Louis County CoC. ESG, HRC, and CoC funds together support homeless and housing service strategies developed through the Saint Louis County CoC. The CoC has developed system wide performance measures in accordance to expectations set by HUD requiring CoCs to measure performance as a coordinated system, in addition to analyzing performance by specific projects or project types. This brings to focus viewing the local homeless response as a coordinated system of homeless assistance options as opposed to homeless assistance programs and funding sources that operate independently in a community. The system wide performance measures will examine and evaluate the following: (1) The length of time individuals and families remain homeless, (2)The extent to which individuals and families who exit homelessness to permanent housing destinations return to homelessness. (3) Reduction in the number of homeless individuals and families. (4) Employment and income growth for homeless individuals and families. (5) Success at reducing the number of individuals and families who become homeless for the first time. (6) Successful placement from street outreach. (7) Successful housing placement to or retention in a permanent housing destination. To ensure that ESG, HRC, and CoC agencies system wide performance measures are evaluated, all ESG, HRC, and CoC programs must adhere to HMIS reporting standards set by the CoC. Data quality and performance measures will be evaluated through the CoC and monitored in partnership with Saint Louis County DHS staff.