

ORDINANCE NUMBER 70642

BOARD BILL NO. 123FS

INTRODUCED BY: Alderman Joseph Roddy

1 An ordinance, recommended by the Board of Estimate and Apportionment, authorizing the
2 Mayor of the City of St. Louis, on behalf of the City, to submit a 2018 Annual Action Plan to the
3 United States Department of Housing and Urban Development ("HUD") as required to apply for
4 funding under the Federal Community Development Block Grant ("CDBG"), HOME Investment
5 Partnership ("HOME"), Emergency Solutions Grant ("ESG") and Housing Opportunities for
6 Persons with AIDS ("HOPWA") Entitlement Programs, authorizing and directing the Mayor and
7 the Comptroller on behalf of the City to enter into and execute agreements with HUD for the receipt
8 of 2018 CDBG, HOME, ESG and HOPWA funds, appropriating the sum of Fifteen Million, Six
9 Hundred Twenty-Four Thousand, Three Hundred and Ninety-Eight Dollars (\$15,624,398) which
10 the City estimates will be available for the 2018 CDBG Program Year; appropriating the sum of
11 Two Million, One Thousand, One Hundred and Forty-Six Dollars (\$2,001,146) which the City
12 estimates will be available for the 2018 HOME Program Year; appropriating the sum of One
13 Million, Four Hundred Ninety-Four Thousand, Six Hundred and Twenty Dollars (\$1,494,620)
14 which the City estimates will be available for the 2018 ESG Program Year; and appropriating the
15 sum of One Million, Six Hundred Ten Thousand, Seven Hundred and Thirty-Three Dollars
16 (\$1,610,733) which the City estimates will be available for the 2018 HOPWA Program Year,
17 authorizing and directing the Director of the Community Development Administration ("CDA") to
18 contract with municipal agencies, non-profit corporations and other entities, as necessary for the
19 expenditure of CDBG and HOME funds, to establish and implement a lump sum drawdown
20 procedure for the purpose of financing property rehabilitation activities, to establish and implement

1 a program to guarantee in whole or in part construction loans from private financial institutions,
2 and/or to establish and implement a procedure for providing financial assistance to CDBG-eligible
3 undertakings through float loan financing, authorizing and directing the Director of the Department
4 of Human Services ("DHS") to contract with municipal agencies, non-profit corporations and other
5 entities, as necessary for the expenditure of ESG funds, authorizing and directing the Director of
6 Health and Hospitals to contract with municipal agencies, non-profit corporations and other entities,
7 as necessary for the expenditure of HOPWA funds, and directing the Comptroller to issue warrants
8 thereon upon the City Treasury; and containing an emergency clause.

9 WHEREAS, in 2012 the St. Louis HUD Field Office initiated a Technical Assistance
10 request for the City to enhance the City's ability to address capacity gaps identified during an on-
11 site needs assessment spurred by HUD's OneCPD Technical Assistance Office; and

12 WHEREAS, subsequent HUD Technical Assistance Team reviews and site visits resulted
13 in a requirement from HUD that the City's process for evaluating proposals to be funded with
14 CDBG and HOME funds and awarding those funds to subrecipients and others be redesigned;
15 and

16 WHEREAS, in Program Year 2014, the City effectively redesigned its process to enhance
17 transparency and ensure that funds were awarded based on a competitive process; and

18 WHEREAS, in Program Year 2015, the City enhanced its Citizen Participation Plan to
19 provide citizens and other interested parties with further opportunities to participate in an
20 advisory role in the planning, implementation and evaluation of the City's CDBG, HOME, ESG
21 and HOPWA programs.

1 WHEREAS, HUD continues to monitor the Consolidated Planning and budgeting
2 processes employed by the City of St. Louis to insure compliance with all applicable federal
3 statutes, regulations and policy guidance; and

4 WHEREAS, the City must continue to assure HUD that allocation and management of
5 CDBG and HOME funds are carried out such as to achieve maximum community development
6 and housing programs; and

7 WHEREAS, by failing to continue to implement the redesigned process, the City places
8 at risk its receipt of HUD FY2018 HUD CDBG and HOME allocations; and

9 WHEREAS, by failing to continue to implement the redesigned process the City further
10 risks demands for the repayment of funds expended in prior program years; and,

11 WHEREAS, such payback funds must be obtained by the City from non-federal funding
12 sources; and,

13 WHEREAS, HUD has stated that failure by the City to continue to implement a fair,
14 consistent, and transparent process for the allocation, use, and accounting of CDBG and HOME
15 funds will ultimately harm the very individuals that the programs were designed to assist; and

16 WHEREAS, 2018 CDBG, HOME, ESG and HOPWA funding will become available on
17 January 1, 2018; and

18 WHEREAS, in order to receive these funds, the City of St. Louis must continue to
19 implement the redesigned process and submit to HUD a 2018 Annual Plan by November 15,
20 2017; and

21 WHEREAS, it is estimated that the 2018 CDBG Entitlement, together with previous year
22 CDBG funds available for re-allocation, CDBG Program Income generated by activities conducted
23 with previous year CDBG funds that have not yet been appropriated for any purpose and CDBG

1 Program Income estimated to be generated by activities conducted in 2018 with CDBG funds, will
2 amount to the sum of Seventeen Million, One Hundred and Four Thousand, Four Hundred and
3 Forty-Five Dollars (\$17,104,445); and

4 WHEREAS, the City has identified certain known appropriation needs as summarized in
5 Exhibit A, and the City desires to appropriate the CDBG Entitlement and Program Income Funds
6 for these needs, to establish and implement a lump sum drawdown procedure to finance and
7 facilitate property rehabilitation activities to establish and implement a program to guarantee in
8 whole or in part construction loans from private financial institutions, and to establish and
9 implement a procedure for providing financial assistance to CDBG-eligible undertakings through
10 float loan financing, and

11 WHEREAS, it is estimated that the 2018 HOME Entitlement, together with previous year
12 HOME funds available for allocation, HOME Program Income generated by activities conducted
13 with previous year HOME funds that have not yet been appropriated for any purpose and HOME
14 Program Income estimated to be generated by activities conducted in 2018 with HOME funds, will
15 amount to the sum of Two Million, One Thousand, Four Hundred and Sixty-Three Dollars
16 (\$2,001,463) and

17 WHEREAS, the City has identified certain known appropriation needs as summarized in
18 Exhibit A, and the City desires to appropriate the HOME Entitlement and Program Income Funds
19 for these needs and to establish and implement a program to guarantee in whole or in part
20 construction loans from private financial institutions; and

21 WHEREAS, it is estimated that the 2018 ESG Entitlement, together with previous year
22 ESG funds available for allocation, will amount to the sum of One Million, Four Hundred Ninety-
23 Four Thousand, and Six Hundred and Twenty Dollars (\$1,494,620); and

1 WHEREAS, the City desires to appropriate the ESG Entitlement for needs related to the
2 purpose of the ESG program; and

3 WHEREAS, it is estimated that the 2018 HOPWA Entitlement, together with previous year
4 HOPWA funds available for allocation, will amount to the sum of One Million, Six Hundred Ten
5 Thousand, Seven Hundred and Thirty-Three Dollars (\$1,610,733) ; and

6 WHEREAS, the City desires to appropriate the HOPWA Entitlement for needs related to
7 the purpose of the HOPWA program.

8 NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF ST. LOUIS, AS
9 FOLLOWS:

10 Section One. The Mayor of the City of St. Louis, on behalf of the City, is hereby authorized
11 and directed to submit an Annual Action Plan to the Department of Housing and Urban
12 Development in order to make application for the 2018 CDBG, HOME, ESG and HOPWA
13 Entitlement Programs.

14 Section Two. There is hereby appropriated the sum of Fifteen Million, Six Hundred
15 Twenty-Four Thousand, Three Hundred Ninety-Eight Dollars (\$15,624,398) of 2018 CDBG
16 funds for the purposes described in Exhibit A incorporated herein by reference. The Director of
17 CDA is hereby authorized to make, negotiate and execute any and all contracts or other documents,
18 including disbursing agreements and/or other agreements associated with lump sum drawdowns
19 intended to facilitate property rehabilitation activities, including agreements associated with
20 guarantees in whole or in part of construction loans from private financial institutions, and
21 including agreements associated with the establishment and implementation of a procedure for
22 providing financial assistance to CDBG-eligible undertakings through float loan financing, on
23 behalf of the City, which are necessary to carry out the City's CDBG and HOME programs and to

1 expend said funds for the purposes and in the amounts specified in Exhibit A attached hereto, and
2 the Comptroller is authorized and directed to issue warrants upon the City Treasury for payment
3 thereon. The Director of CDA is further authorized to transfer funds among the purposes described
4 in Exhibit A with the approval of the Board of Estimate and Apportionment, to substitute HOME
5 funding for CDBG funding budgeted pursuant to this ordinance with the approval of the Board of
6 Estimate and Apportionment, and, to the extent that additional Tax Increment Financing Revenue,
7 program income and/or other funds become available that reduce the amount of new CDBG funds
8 required to make the Section 108 loan payment, to add the amount of the CDBG Section 108 loan
9 payment reduction to the Citywide housing production allocation, provided that the Board of
10 Estimate and Apportionment shall approve the expenditure of such funds.

11 Section Three. There is further hereby appropriated the sum of Two Million, One
12 Thousand, Four Hundred and Sixty-Three Dollars (\$2,001,463) of 2018 HOME Funds for the
13 purposes described in Exhibit A incorporated herein by reference. The Director of CDA is hereby
14 authorized to make, negotiate and execute any and all contracts or other documents including
15 agreements associated with guarantees in whole or in part of construction loans from private
16 financial institutions, on behalf of the City, which are necessary to carry out the City's HOME
17 programs and to expend said funds, and the Comptroller is authorized and directed to issue
18 warrants upon the City Treasury for payment thereon. The Director of CDA is further authorized to
19 transfer funds among the purposes described in Exhibit A with the approval of the Board of
20 Estimate and Apportionment and to substitute CDBG funding for HOME funding budgeted
21 pursuant to this ordinance with the approval of the Board of Estimate and Apportionment. At least
22 fifteen percent of the aforesaid 2018 HOME funds, or Two Hundred, Eighty-Five Thousand, Two

1 Hundred and Nineteen Dollars (\$285,219), must be committed to projects to be undertaken by
2 certified Community Housing Development Organizations (CHDOs).

3 Section Four. There is further appropriated the sum of One Million, Four Hundred Ninety-
4 Four Thousand, Six Hundred and Twenty Dollars (\$1,494,620) of 2018 ESG Funds. The Director
5 of the Department of Human Services is hereby authorized to make, negotiate and execute any and
6 all contracts or other documents on behalf of the City which are necessary to carry out the City's
7 ESG programs and to expend said funds, and the Comptroller is authorized and directed to issue
8 warrants upon the City Treasury for payment thereon.

9 Section Five. There is further appropriated the sum of One Million, Six Hundred Ten
10 Thousand, Seven Hundred and Thirty-Three Dollars (\$1,610,733) of 2018 HOPWA Funds. The
11 Director of Health and Hospitals is hereby authorized to make, negotiate and execute any and all
12 contracts or other documents on behalf of the City which are necessary to carry out the City's
13 HOPWA programs and to expend said funds, and the Comptroller is authorized and directed to
14 issue warrants upon the City Treasury for payment thereon.

15 Section Six. This being an ordinance necessary for the immediate preservation of the
16 public peace, health and safety and making appropriations for the payment of principal and
17 interest on public debt and for the current expenses of the City government, an emergency is
18 hereby declared to exist within the meaning of Section 20, Article IV, of the Charter and this
19 ordinance shall be in full force and effect immediately upon its passage and approval by the
20 Mayor.

**COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAMS
2018 BUDGET**

PROGRAMS/OPERATING AGENCY	TOTAL	2018 PROPOSED CDBG	2018 PROPOSED HOME
<i>Public Services</i>			
Innovative Concept Academy Program For At Risk Youth 22nd Judicial Circuit, Family Court-Juvenile Division	\$150,000	\$150,000	\$0
Neighborhood Alliance Better Family Life, Inc.	\$150,000	\$150,000	\$0
Comprehensive Mentoring Services for At-Risk Youth Big Brothers Big Sisters of Eastern Missouri	\$75,000	\$75,000	\$0
CCBF Food & Nutritional Services Carondelet Community Betterment Federation, Inc	\$25,000	\$25,000	\$0
Problem Property Team Program City Counselor's Office	\$208,965	\$208,965	\$0
Senior Services City Seniors, Inc	\$55,000	\$55,000	\$0
CHIPS Health and Wellness Center Community Health-in-Partnership Services d/b/a CHIPS Health and Wellness Center	\$75,000	\$75,000	\$0
Health Care Beyond Walls Community Health-in-Partnership Services d/b/a CHIPS Health and Wellness Center	\$25,000	\$25,000	\$0
Youth Leadership Development Program Community Health-in-Partnership Services d/b/a CHIPS Health and Wellness Center	\$15,000	\$15,000	\$0
Covenant House Missouri's Crisis Program Covenant House Missouri	\$20,000	\$20,000	\$0
Release to Rent Reentry Program Criminal Justice Ministry	\$50,000	\$50,000	\$0
Expanded Recreation Program Department of Parks, Recreation and Forestry	\$287,375	\$287,375	\$0
Operation Brightside Department of Parks, Recreation and Forestry	\$300,500	\$300,500	\$0
Competitive Employment Program Employment Connection	\$25,000	\$25,000	\$0
Reentry Services Employment Connection	\$50,000	\$50,000	\$0
Flance Management, Inc Flance Early Learning Center	\$35,000	\$35,000	\$0
Public Services - Food Access Food Outreach Inc.	\$100,000	\$100,000	\$0
Building Gardens and Better Communities Gateway Greening Inc.	\$35,000	\$35,000	\$0

**COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAMS
2018 BUDGET**

PROGRAMS/OPERATING AGENCY	TOTAL	2018 PROPOSED CDBG	2018 PROPOSED HOME
Childcare Guardian Angel Settlement Association	\$40,000	\$40,000	\$0
Food Pantry Guardian Angel Settlement Association	\$50,000	\$50,000	\$0
Out-of-School Youth Development Services Herbert-Hoover Boys & Girls Club of St. Louis, Inc.	\$100,000	\$100,000	\$0
Interfaith Residence Emergency Housing Interfaith Residence dba DOORWAYS	\$20,000	\$20,000	\$0
STL Youth Jobs MERS Missouri Goodwill Industries	\$100,000	\$100,000	\$0
Fair Housing Education and Counseling Metro. St. Louis Equal Housing & Opportunity Council	\$48,500	\$48,500	\$0
Beyond Jobs: Job & Leadership Training Mission: St. Louis	\$25,000	\$25,000	\$0
Problem Property Team Program Municipal Courts	\$15,000	\$15,000	\$0
North Newstead Beautification & Clean-Up Program North Newstead Association	\$19,000	\$19,000	\$0
North Newstead Elderly Services North Newstead Association	\$15,000	\$15,000	\$0
North Newstead Neighborhood Safety Initiative North Newstead Association	\$63,500	\$63,500	\$0
Northside Senior Meal Program Northside Youth and Senior Services Center, Inc.	\$20,000	\$20,000	\$0
Financial Capability 2018 Prosperity Connection	\$25,000	\$25,000	\$0
[Community Development Block Grant 2018]			
[Riverview West Florissant Development Corporation]	[\$25,000]	[\$25,000]	[\$0]
[Community Development Block Grant 2018]			
[Riverview West Florissant Development Corporation]	[\$40,000]	[\$40,000]	[\$0]
Community Development Block Grant 2018 Riverview West Florissant Development Corporation	\$25,000	\$25,000	\$0
SLATE-BLUE RecToTech St. Louis Agency on Training and Employment	\$75,000	\$75,000	\$0
Elderly Services St. Louis Area Agency on Aging	\$255,000	\$255,000	\$0

**COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAMS
2018 BUDGET**

PROGRAMS/OPERATING AGENCY	TOTAL	2018 PROPOSED CDBG	2018 PROPOSED HOME
St. Louis ArtWorks - 2018CDBG St. Louis ArtWorks	\$25,000	\$25,000	\$0
[Neighborhoods United for Change] [St. Louis Association of Community Organizations]	[\$15,000]	[\$15,000]	[\$0]
Neighborhoods United for Change St. Louis Association of Community Organizations	\$15,000	\$15,000	\$0
Emergency Medical Technician Academy St. Louis Community College	\$30,000	\$30,000	\$0
Trauma-Informed Justice System St. Louis Integrated Health Network	\$75,000	\$75,000	\$0
CDBG Community Internships St. Louis Internship Program	\$25,000	\$25,000	\$0
Family Support Centers Saint Louis Public Schools	\$100,000	\$100,000	\$0
Hope House PSH St. Louis Transitional Hope House, Inc.	\$20,000	\$20,000	\$0
Summer Enrichment Program The Board for Inner-City Missions of the United Church of Christ in Metro St. Louis	\$20,000	\$20,000	\$0
Northside-Southside Collaborative Landlord Training Program Tower Grove Neighborhoods Community Development Corporation	\$45,000	\$45,000	\$0
UL Community Development 2018 Urban League of Metropolitan St. Louis	\$30,000	\$30,000	\$0
Empowering Youth to Succeed Wyman Center, Inc.	\$20,000	\$20,000	\$0
TOTAL PUBLIC SERVICES	\$2,982,840	\$2,982,840	\$0
<i>Interim Assistance - Citywide</i>			
LRA Property Maintenance and Vacancy Support Program St. Louis Development Corporation	\$1,050,000	\$1,050,000	\$0
TOTAL INTERIM ASSISTANCE	\$1,050,000	\$1,050,000	\$0
<i>Housing (Citywide): Low/Mod Homeowner Assistance Program (Citywide)</i>			

**COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAMS
2018 BUDGET**

PROGRAMS/OPERATING AGENCY	TOTAL	2018 PROPOSED CDBG	2018 PROPOSED HOME
Carondelet Minor Home Repair Program Carondelet Community Betterment Federation, Inc	\$40,000	\$40,000	\$0
Harambee Tuckpointing Program / Youth Job Training Program Harambee Youth Training Corporation	\$100,000	\$100,000	\$0
Minor Home Repair Mission: St. Louis	\$300,000	\$300,000	\$0
North Newstead Minor Home Repair Program North Newstead Association	\$60,000	\$60,000	\$0
Homebuyer Services DPA The Housing Partnership, Inc.	\$100,000	\$100,000	\$0
UL Minor Home Repair 2018 Urban League of Metropolitan St. Louis	\$100,000	\$100,000	\$0
Low/Mod Homeowner Assistance (Citywide) Subtotal:	\$700,000	\$700,000	\$0
<i>Home Repair</i>			
Healthy Home Repair Inspections City of St. Louis Building Division	\$269,600	\$254,600	\$15,000
Home Repair Program Loan Pool Community Development Administration	\$1,256,162	\$1,256,162	\$0
Healthy Home Repair Program Mission: St. Louis	\$450,000	\$450,000	\$0
Home Repair Subtotal:	\$1,975,762	\$1,960,762	\$15,000
<i>Housing Production</i>			
For Sale and Rental Rehabilitation and New Construction of Housing Community Development Administration	\$3,886,317	\$2,100,000	\$1,786,317
Housing Production Subtotals:	\$3,886,317	\$2,100,000	\$1,786,317
TOTAL HOUSING	\$6,562,079	\$4,760,762	\$1,801,317

**COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAMS
2018 BUDGET**

PROGRAMS/OPERATING AGENCY	TOTAL	2018 PROPOSED CDBG	2018 PROPOSED HOME
<i>Economic Development</i>			
<i>Commercial District Public Improvements & Façade</i>			
Neighborhood Commercial District Program St. Louis Development Corporation	\$700,000	\$700,000	\$0
Commercial District Public Imp. & Façade Subtotal:	\$700,000	\$700,000	\$0
<i>Other Economic Development</i>			
Microenterprise Development International Institute of Metropolitan Saint Louis	\$50,000	\$50,000	\$0
Justine PETERSEN Microenterprise Technical Assistance and Training Justine Petersen Housing and Reinvestment Corporation	\$100,000	\$100,000	\$0
Business Development Support Program St. Louis Local Development Corporation	\$200,000	\$200,000	\$0
Other Economic Development Subtotal:	\$350,000	\$350,000	\$0
TOTAL ECONOMIC DEVELOPMENT:	\$1,050,000	\$1,050,000	\$0
<i>Public Improvements</i>			
Dutchtown Satellite Gene Slay's Girls & Boys Club of St. Louis	\$450,000	\$450,000	\$0
TOTAL PUBLIC IMPROVEMENTS	\$450,000	\$450,000	\$0
<i>Section 108 Loan Payment</i>			
Section 108 Loan Payment Community Development Administration	\$1,525,916	\$1,525,916	\$0
TOTAL SECTION 108 LOAN PAYMENT:	\$1,525,916	\$1,525,916	\$0
<i>Rehabilitation Administration</i>			
CDA Rehabilitation Administration Community Development Administration	\$820,000	\$680,000	\$140,000

**COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAMS
2018 BUDGET**

PROGRAMS/OPERATING AGENCY	TOTAL	2018 PROPOSED CDBG	2018 PROPOSED HOME
TOTAL REHABILITATION ADMIN	\$820,000	\$680,000	\$140,000
<i>Planning and Administration</i>			
Legal Services Support Program City Counselor's Office	\$145,000	\$145,000	\$0
CDA Administration Community Development Administration	\$1,587,026	\$1,526,880	\$60,146
Federal Grants Administrative Support Office of the Comptroller - Federal Grants Section	\$34,000	\$34,000	\$0
PDA Administration Planning and Urban Design Agency	\$880,000	\$880,000	\$0
SLDC Administration St. Louis Development Corporation	\$469,000	\$469,000	\$0
Capacity Building for Minority Contractors St. Louis Development Corporation	\$70,000	\$70,000	\$0
TOTAL PLANNING & ADMINISTRATION:	\$3,185,026	\$3,124,880	\$60,146
TOTAL BUDGET	\$17,625,861	\$15,624,398	\$2,001,463