

St. Louis City Ordinance 62490

FLOOR SUBSTITUTE

BOARD BILL NO. [91] 271

INTRODUCED BY ALDERMAN MARTIE ABOUSSIE

An ordinance, recommended by the Board of Estimate and Apportionment, releasing the sum of Four Hundred Nine Thousand Seven Hundred One Dollars (\$409,701) received from the Department of Housing and Urban Development ("HUD") for the Community Development Block Grant ("CDBG") Program Year XVII (1991) pursuant to the Housing and Community Development Act of 1974, as amended, (the "Act") from prior appropriation by the Board of Aldermen; appropriating the sum of One Million Eight Hundred Eighty-Seven Thousand Five Hundred Ninety Dollars (\$1,887,590) of CDBG Program Year XVII (1991) funds (the "1991 Funds") received from HUD pursuant to the Act, authorizing and directing the Director of the Community Development Agency ("CDA"), on approval of the Community Development Commission ("CDC"), to contract with municipal agencies, nonprofit corporations and other entities, as necessary for the expenditure of the funds provided under the Act, and directing the Comptroller to issue warrants thereon upon the City Treasury; appropriating the sum of One Million Seven Hundred Eighty Thousand Four Hundred Sixty-Nine Dollars (\$1,780,469) which the City anticipates it will receive from HUD under the Home Investment on Affordable Housing ("HOME") Program pursuant to the Cranston-Gonzalez National Affordable Housing Act of 1990, authorizing the Director of CDA, on approval of CDC, to contract with municipal agencies, non-profit corporations and other entities, as necessary for the expenditure of the HOME funds, and directing the Comptroller to issue warrants thereon upon the City Treasury and containing an emergency clause.

WHEREAS, the Board of Aldermen previously appropriated the sum of Four Hundred Nine Thousand Seven Hundred One Dollars (\$409,701) of 1991 Funds for the projects and such projects will not be undertaken;

WHEREAS, the sum of Four Hundred Nine Thousand Seven Hundred One Dollars (\$409,701) should be released for reappropriation;

WHEREAS, the City has identified certain known appropriation needs as summarized in Exhibit B and desires to appropriate the sum of Four Hundred

Nine Thousand Seven Hundred One Dollars (\$409,701) of 1991 Funds for these needs;

WHEREAS, Ordinance No. 62343 appropriated the sum of One Million Three Hundred Sixty Three Thousand Seven Hundred Sixty-Nine Dollars (\$1,363,769) of 1991 Funds for housing implementation, for-sale housing and other housing activities;

WHEREAS, on July 25, 1991, pursuant to Ordinance No. 62343, a request for proposals for housing activities was issued;

WHEREAS, proposals for certain housing activities were received by CDA;

WHEREAS, the housing projects set forth in Exhibit C were selected for funding;

WHEREAS, Ordinance No. 62343 appropriated the sum of One Hundred Twenty-Five Thousand Dollars (\$125,000) of the 1991 Funds for purposes of a loft district program;

WHEREAS, pursuant to Ordinance No. 62343 a request for proposals for loft projects was issued;

WHEREAS, proposals for loft projects were received by CDA;

WHEREAS, the loft projects set forth in Exhibit D were selected for funding;

WHEREAS, the City anticipates that it will receive from HUD Five Million Five Hundred Thousand Dollars (\$5,500,000) of HOME Program funds ("HOME Funds") in the year 1992;

WHEREAS, it is estimated that the HOME Funds will become available in March of 1992; and

WHEREAS, the City desires to appropriate One Million Seven Hundred Eighty Thousand Four Hundred Sixty-Nine Dollars (\$1,780,469) of the HOME Funds for the housing projects described in Exhibit E;

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

Section One. There is hereby released from prior appropriation the sum of Four Hundred Nine Thousand Seven Hundred One Dollars (\$409,701) of 1991

Funds appropriated for the projects described in Exhibit A incorporated herein by reference.

Section Two. There is hereby appropriated the sum of Four Hundred Nine Thousand Seven Hundred One Dollars (\$409,701) of 1991 Funds for the purposes described in Exhibit B incorporated herein by reference. The Director of CDA, upon the approval of CDC, is hereby authorized to make, negotiate and execute any and all contracts or other documents, on behalf of the City, which are necessary to carry out said programs and to expend said funds for the purposes and in the amounts specified in Exhibit B hereto, and the Comptroller is authorized and directed to issue warrants upon the City Treasury for payment thereon.

Section Three. There is hereby appropriated the sum of One Million Three Hundred Fifty-One Thousand Eight Hundred Eighty-Nine Dollars (\$1,351,889) of 1991 Funds for the housing projects described in Exhibit C incorporated herein by reference. The Director of CDA, upon the approval of CDC, is hereby authorized to make, negotiate and execute any and all contracts or other documents, on behalf of the City, which are necessary to carry out said programs and to expend said funds for the purposes and in the amounts specified in Exhibit C hereto, and the Comptroller is authorized and directed to issue warrants upon the City Treasury for payment thereon.

Section Four. There is further appropriated the sum of One Hundred Twenty-Five Thousand Dollars (\$125,000) for the loft projects described in Exhibit D incorporated herein by reference. The Director of CDA, upon the approval of CDC, is hereby authorized to make, negotiate and execute any and all contracts or other documents, on behalf of the City, which are necessary to carry out said programs and to expend said funds for the purposes and in the amounts specified in Exhibit D hereto, and the Comptroller is authorized and directed to issue warrants upon the City Treasury for payment thereon.

Section Five. There is further appropriated the sum of One Million Seven Hundred Eighty Thousand Four Hundred Sixty-Nine Dollars (\$1,780,469) of HOME Funds for the housing projects described in Exhibit E incorporated herein by reference. The Director of CDA, upon the approval of CDC, is hereby authorized to make, negotiate and execute any and all contracts or other documents, on behalf of the City, which are necessary to carry out said programs and to expend said funds for the purposes and in the amounts specified in Exhibit E hereto, and the Comptroller is authorized and directed to issue warrants upon the City Treasury for payment thereon.

Section Six. This being an ordinance necessary for the immediate preservation of public peace, health and safety and providing for public works, an emergency is hereby declared to exist within the meaning of Section 20, Article IV of the Charter and this ordinance shall be in full force and effect immediately upon its passage and approval by the Mayor.

Exhibit A

CDBG

Funds Available for Reallocation - \$409,701

Projects	Funding	Ward
Arendes Place (Cordage Mill) Developer has abandoned project	\$22,000	13
Cleveland Place (Southwest Neighborhood Improvement Assoc.) Developer has abandoned project	\$85,000	15
4031-33 Flad (St. Margaret/Folk) Returning set-aside commitment to St. Margaret Housing Corp.	\$30,000	8
4512 Westminster (Central West End Bank) Completed as rental project	\$50,000	28
Hyde Park Gardens (Hyde Park Gardens Associates) Project closed-out per developer	\$500	2
4319 St. Louis Ave. (Jaclyn Hunt) Developer unable to secure financing	\$18,000	4
	Victor Square (Trout Design) Project completed	\$290 7
Neighborhood Housing Services Program Income Account	\$203,911	Citywide

Total CDBG Funds Available for Re-allocation

\$409,701

Exhibit B

CDBG

Reallocation of Funds - \$409,701

Projects	Funding	Ward
	Bevo Rebate Program (Bevo Housing Education Corp.)	
\$22,000	13, 14	
Homeowner improvement program		
Grand Oak Hill (Grand Oak Hill Community Corp.) Building repairs, CDBG Contract #91-33-23	\$5,000	15
Southwest NDI (Southwest Neighborhood Improvement Assoc.) Provides administrative funds for Southwest Neighborhood Development Incentives Program, CDBG Contract #92-31-30	\$20,000	15, 24
Southwest Neighborhood Set-Aside (Southwest Housing Corp.) Provides development set-aside for Southwest Neighborhood Housing Corp.	\$62,395	15, 24
Small Custom Homes (St. Margaret Housing Corp.) Provides development set-aside for St. Margaret Housing Corp.	\$30,000	8
Supplemental Housing Assistance and Repair Program (SHARP) (Joint Neighborhood Ministry)	\$20,000	7, 9, 10

Bradford Court (Mead-McClellan) Funds will fulfill current legal commitments	\$46,395	17
Revolving Loan Account (Neighborhood Housing Services, Inc.) Return balance of loan pool funds previously on deposit for Neighborhood Housing Services, Inc.	\$203,911	Citywide
Total Re-allocation of CDBG Funds		\$409,701

Exhibit C

CDBG

Budget - \$1,363,769

	Proposal No. Projects	Request	Units	Ward
02(F)	Buder Place Homes II (Affordable City Homes)	\$588,000	21	6
07(R)	5735 Page (Rena Traylor)	15,000	2	22
29(F)	Sherman Academy (7-11 Management)	160,000	4	18,20
34(R)	Hampden Hall Apts. North Tower (Hampden Hall Associates, L.P.)	400,000	40	17
36(R)	7100-7200 Virginia (Carondelet Community Betterment Fed., Inc.)	100,000	10	11
40(R)	Hebert Place (Garland & Garland Properties)	40,000	2	1
47(F)	Tiffany Project (Eric Harr)	48,889	3	6

Contingency	11,880
Total	\$1,363,769 82

R = Rental
F = For-Sale

Exhibit D

WASHINGTON AVENUE LOFT DISTRICT
Budget - \$125,000

	Projects Request	Units	Ward
1521 Washington (Paul A. Guzzardo)	\$15,000	3	6
1424 Washington (William Shearborn)	\$15,000	3	6
1426-30 Washington (Pearl L. Randall)	\$30,000	6	6
1007-15 Washington (RD-Two Inc.)	\$65,000	30	7
Total	\$125,000	42	

Exhibit E

HOME
Total Estimated Funds Available for 1992 - \$5,500,000

	Proposal No. Projects	Request	Units	Ward
5(R) Burd Avenue Rehab (Ben & Alberta Edwards)	\$76,483	3	22	

6(F) American Dream (Americom Builders)	213,846	6	5
9(R) 2223 Salisbury (Richard & Bonnie Korp)	60,000	3	5
12(F) 3654-56 Cook(Lemar & Barbara McDonald/St. Alphonsos)	82,650	4	19
15(F) 3661 Blaine (Brian & Sharon Plummer)	15,939	1	6
26(R) Westminster Place Phase IIIB (McCormack, Baron & Associates)	1,000,000	30	18
42(R) Armand Place Apt.(Southside Properties, Inc.)	100,000	4	7
46(R) Park Avenue Rehab (Ms. Ollie Mae Steward)	81,443	4	6
51(R) Bush Apts. 110,108 (Eugene & Mary Bush)		4	21
67(R) 2217-19 Salisbury (Nancy Langely, Barbara Kerr)	40,000	4	5
Total	\$1,780,469	6	3

R = Rental
F = For-Sale

Legislative History				
1ST READING	REF TO COMM	COMMITTEE	COMM SUB	COMM AMEND
11/22/91	11/22/91	HUDZ	12/06/91	
2ND READING	FLOOR AMEND	FLOOR SUB	PERFECTN	PASSAGE
12/13/91			12/17/91	12/20/91

ORDINANCE	VETOED	VETO OVR
62490		