

Summary**Board Bill Number 126****Sponsored by Alderman Joseph Roddy****Date: October 11, 2019**

This Board Bill seeks to submit the Annual Action Plan to the Department of Housing and Urban Development in order to make application for the 2020 Community Development Block Grant (CDBG), HOME Investment Partnership (HOME), Emergency Solutions Grant (ESG) and Housing Opportunities for Persons with Aids (HOPWA) Entitlement Programs. It is estimated that the anticipated Entitlement funding for the above mentioned areas will be approximately Twenty Four Million (\$24,000,000) in federal funding.

BOARD BILL NUMBER 126 INTRODUCED BY: ALDERMAN JOSEPH RODDY

1 An ordinance to submit a 2020 Annual Action Plan to the United States Department of
2 Housing and Urban Development ("HUD") as required to apply for funding under the
3 Community Development Block Grant ("CDBG"), HOME Investment Partnership
4 ("HOME"), Emergency Solutions Grant ("ESG") and Housing Opportunities for Persons
5 with AIDS ("HOPWA") Entitlement Programs, authorizing and directing the Mayor and the
6 Comptroller on behalf of the City of St. Louis to enter into and execute agreements with HUD
7 for the receipt of 2020 CDBG, HOME, ESG and HOPWA funds.

8 **WHEREAS**, appropriating the sum of Seventeen Million, Six Hundred Eighty
9 Thousand, One Hundred and Thirty Six Dollars (\$17,680,136) which the City estimates will
10 be available for the 2020 CDBG Program Year; appropriating the sum of Two Million, Eight
11 Hundred and Forty Five Thousand, Three Hundred and Eighty Nine Dollars (\$2,845,389)
12 which the City estimates will be available for the 2020 HOME Program Year; appropriating
13 the sum of One Million, Five Hundred and Ten Thousand, Two Hundred and Thirty-Five
14 Dollars (\$1,510,235) which the City estimates will be available for the 2020 ESG Program
15 Year; and appropriating the sum of Two Million, Sixty- One Thousand, Two Hundred and
16 Eighty Five Dollars (\$2,061,285) which the City estimates will be available for the 2020
17 HOPWA Program Year.

18 **WHEREAS**, authorizing and directing the Director of the Community Development
19 Administration ("CDA") to contract with municipal agencies, non-profit corporations and
20 other entities, as necessary, for the expenditure of CDBG and HOME funds, to establish and
21 implement a lump sum drawdown procedure for the purpose of financing property

1 rehabilitation activities, to establish and implement a program to guarantee in whole or in part
2 construction loans from private financial institutions, and/or to establish and implement a
3 procedure for providing financial assistance to CDBG-eligible undertakings through float
4 loan financing; and

5 **WHEREAS**, authorizing and directing the Director of the Department of Human
6 Services ("DHS") to contract with municipal agencies, non-profit corporations and other
7 entities, as necessary for the expenditure of ESG funds; and

8 **WHEREAS**, authorizing and directing the Director of Health and Hospitals to contract
9 with municipal agencies, non-profit corporations and other entities, as necessary for the
10 expenditure of HOPWA funds, and directing the Comptroller to issue warrants thereon upon
11 the City Treasury; and containing an emergency clause; and

12 **WHEREAS**, in 2012 the St. Louis HUD Field Office initiated a Technical Assistance
13 request for the City to enhance the City's ability to address capacity gaps identified during an
14 on-site needs assessment spurred by HUD's One CPD Technical Assistance Office; and

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

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

21 **WHEREAS**, in Program Year 2015, the City enhanced its Citizen Participation Plan
22 to provide citizens and other interested parties with further opportunities to participate in an

1 advisory role in the planning, implementation and evaluation of the City’s CDBG, HOME,
2 ESG and HOPWA programs; and

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

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

9 **WHEREAS**, by failing to continue to implement the redesigned process, the City
10 places at risk its receipt of FY2020 HUD CDBG and HOME allocations; and

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

13 **WHEREAS**, such payback funds must be obtained by the City from non-federal
14 funding sources; and

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

18 **WHEREAS**, 2020 CDBG, HOME, ESG and HOPWA funding will become available
19 on January 1, 2020; and

20 **WHEREAS**, in order to receive these funds, the City of St. Louis must continue to
21 implement the redesigned process and submit to HUD a 2020 Annual Plan by November 15,
22 2019; and

1 **WHEREAS**, it is estimated that the 2020 CDBG Entitlement, together with previous
2 year CDBG funds available for re-allocation, CDBG Program Income generated by activities
3 conducted with previous year CDBG funds that have not yet been appropriated for any purpose
4 and CDBG Program Income estimated to be generated by activities conducted in 2020 with
5 CDBG funds, will amount to the sum of Twenty One Million, One Hundred Eighty Five
6 Thousand, and Four Hundred and Fifteen Dollars (\$21,185,415); and

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

14 **WHEREAS**, it is estimated that the 2020 HOME Entitlement, together with previous
15 year HOME funds available for allocation, HOME Program Income generated by activities
16 conducted with previous year HOME funds that have not yet been appropriated for any purpose
17 and HOME Program Income estimated to be generated by activities conducted in 2020 with
18 HOME funds, will amount to the sum of Two Million, Eight Hundred and Forty Five Thousand,
19 Three Hundred and Eighty Nine Dollars (\$2,845,389) and

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

1 **WHEREAS**, it is estimated that the 2020 ESG Entitlement, together with previous year
2 ESG funds available for allocation, will amount to the sum of One Million, Five Hundred and
3 Ten Thousand, Two Hundred and Thirty-Five Dollars (\$1,510,235); and

4 **WHEREAS**, the City desires to appropriate the ESG Entitlement for needs related to
5 the purpose of the ESG program; and

6 **WHEREAS**, it is estimated that the 2020 HOPWA Entitlement, together with previous
7 year HOPWA funds available for allocation, will amount to the sum of Two Million, Sixty-
8 One Thousand, Two Hundred and Eighty Five Dollars (\$2,061,285)); and

9 **WHEREAS**, the City desires to appropriate the HOPWA Entitlement for needs related
10 to the purpose of the HOPWA program.

11 **BE IT ORDAINED BY THE CITY OF ST. LOUIS AS FOLLOWS:**

12 **SECTION ONE. ANNUAL ACTION PLAN SUBMISSION**

13 The Mayor of the City of St. Louis, on behalf of the City, is hereby authorized and
14 directed to submit an Annual Action Plan to the Department of Housing and Urban
15 Development in order to make application for the 2020 CDBG, HOME, ESG and HOPWA
16 Entitlement Programs.

17 **SECTION TWO. CDBG APPROPRIATION**

18 There is hereby appropriated the sum of Seventeen Million, Six Hundred Eighty
19 Thousand, One Hundred and Thirty Six Dollars (\$17,680,136) of 2020 CDBG funds for the
20 purposes described in Exhibit A incorporated herein by reference. The Director of CDA is
21 hereby authorized to make, negotiate and execute any and all contracts or other documents,
22 including disbursing agreements and/or other agreements associated with lump sum
23 drawdowns intended to facilitate property rehabilitation activities, including agreements

1 associated with guarantees in whole or in part of construction loans from private financial
2 institutions, and including agreements associated with the establishment and implementation of
3 a procedure for providing financial assistance to CDBG-eligible undertakings through float
4 loan financing, on behalf of the City, which are necessary to carry out the City's CDBG and
5 HOME programs and to expend said funds for the purposes and in the amounts specified in
6 Exhibit A attached hereto, and the Comptroller is authorized and directed to issue warrants
7 upon the City Treasury for payment thereon. The Director of CDA is further authorized to
8 transfer funds among the purposes described in Exhibit A with the approval of the Board of
9 Estimate and Apportionment, to substitute HOME funding for CDBG funding budgeted
10 pursuant to this ordinance with the approval of the Board of Estimate and Apportionment, and,
11 to the extent that additional Tax Increment Financing Revenue, program income and/or other
12 funds become available that reduce the amount of new CDBG funds required to make the
13 Section 108 loan payment, to add the amount of the CDBG Section 108 loan payment reduction
14 to the Citywide housing production allocation, provided that the Board of Estimate and
15 Apportionment shall approve the expenditure of such funds.

16 **SECTION THREE. HOME APPROPRIATION**

17 There is further hereby appropriated the sum of Two Million, Eight Hundred and Forty
18 Five Thousand, Three Hundred and Eighty Nine Dollars (\$2,845,389) of 2020 HOME Funds
19 for the purposes described in Exhibit A incorporated herein by reference. The Director of CDA
20 is hereby authorized to make, negotiate and execute any and all contracts or other documents
21 including agreements associated with guarantees in whole or in part of construction loans from
22 private financial institutions, on behalf of the City, which are necessary to carry out the City's
23 HOME programs and to expend said funds, and the Comptroller is authorized and directed to

1 issue warrants upon the City Treasury for payment thereon. The Director of CDA is further
2 authorized to transfer funds among the purposes described in Exhibit A with the approval of
3 the Board of Estimate and Apportionment and to substitute CDBG funding for HOME funding
4 budgeted pursuant to this ordinance with the approval of the Board of Estimate and
5 Apportionment. At least fifteen percent of the aforesaid 2020 HOME funds, or Three Hundred
6 Ninety-Six Thousand, Eight Hundred and Eight Dollars (\$396,808), must be committed to
7 projects to be undertaken by certified Community Housing Development Organizations
8 (CHDOs).

9 **SECTION FOUR. ESG APPROPRIATION**

10 There is further appropriated the sum of One Million, Five Hundred and Ten Thousand,
11 Two Hundred and Thirty-Five Dollars (\$1,510,235) of 2020 ESG Funds. The Director of the
12 Department of Human Services is hereby authorized to make, negotiate and execute any and
13 all contracts or other documents on behalf of the City which are necessary to carry out the City's
14 ESG programs and to expend said funds, and the Comptroller is authorized and directed to issue
15 warrants upon the City Treasury for payment thereon.

16 **SECTION FIVE. HOPWA APPROPRIATION**

17 There is further appropriated the sum of Two Million, Sixty- One Thousand, Two
18 Hundred and Eighty Five Dollars (\$2,061,285) of 2020 HOPWA Funds. The Director of
19 Health and Hospitals is hereby authorized to make, negotiate and execute any and all contracts
20 or other documents on behalf of the City which are necessary to carry out the City's HOPWA
21 programs and to expend said funds, and the Comptroller is authorized and directed to issue
22 warrants upon the City Treasury for payment thereon.

23 **SECTION SIX.**

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

**COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAMS
2020 BUDGET**

A-1

PROGRAMS/OPERATING AGENCY	TOTAL	2020 PROPOSED CDBG	2020 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
To and Through A Million Stars, Inc. dba College Bound	\$40,000	\$40,000	\$0
Neighborhood Alliance Model with Trauma Centers Expansion Better Family Life, Inc.	\$210,000	\$210,000	\$0
Comprehensive Mentoring Services for At-Risk Youth 2020 Big Brothers Big Sisters of Eastern Missouri	\$90,000	\$90,000	\$0
CCBF Food & Nutritional Services Carondelet Community Betterment Federation, Inc	\$40,000	\$40,000	\$0
Problem Property Team Program City Counselor's Office	\$209,000	\$209,000	\$0
Food Pantry City Seniors, Inc	\$25,000	\$25,000	\$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	\$85,000	\$85,000	\$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 Training Program Community Health-in-Partnership Services d/b/a CHIPS Health and Wellness Center	\$18,000	\$18,000	\$0
The Genesis Program at CHMO Covenant House Missouri	\$35,000	\$35,000	\$0
Release to Rent - Reentry Housing & Services Criminal Justice Ministry	\$75,000	\$75,000	\$0
Expanded Recreation Program Department of Parks, Recreation and Forestry - Recreation Division	\$287,375	\$287,375	\$0
Operation Brightside Department of Parks, Recreation and Forestry	\$340,000	\$340,000	\$0
Competitive Employment Program Employment Connection	\$130,000	\$130,000	\$0
Reentry Services Employment Connection	\$80,000	\$80,000	\$0
Public Services - Food Access Food Outreach Inc.	\$100,000	\$100,000	\$0
Build Communities through Urban Agriculture Gateway Greening Inc.	\$35,000	\$35,000	\$0
Childcare Guardian Angel Settlement Association	\$50,000	\$50,000	\$0

**COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAMS
2020 BUDGET**

PROGRAMS/OPERATING AGENCY	TOTAL	2020 PROPOSED CDBG	2020 PROPOSED HOME
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	\$32,000	\$32,000	\$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
Job & Leadership Training Mission: St. Louis	\$25,000	\$25,000	\$0
Beyond School Mission: St. Louis	\$30,000	\$30,000	\$0
North Neighborhoods Beautification North Newstead Association	\$25,000	\$25,000	\$0
North Neighborhoods Elderly Services North Newstead Association	\$25,000	\$25,000	\$0
North Neighborhoods Safety Initiative North Newstead Association	\$70,000	\$70,000	\$0
Northside Senior Meal Program Northside Youth and Senior Services Center, Inc.	\$22,000	\$22,000	\$0
Fountain Park Park Central Development	\$15,000	\$15,000	\$0
Sherman/Academy Park Central Development	\$15,000	\$15,000	\$0
Financial Capability 2020 Prosperity Connection	\$27,235	\$27,235	\$0
Elderly Services St. Louis Area Agency on Aging	\$255,000	\$255,000	\$0
St. Louis ArtWorks - 2020CDBG St. Louis ArtWorks	\$25,000	\$25,000	\$0
SLACO Community Development and Engagement Institute St. Louis Association of Community Organizations	\$30,000	\$30,000	\$0
CDBG Community Internships St. Louis Internship Program	\$25,000	\$25,000	\$0
Transitional Housing Program St. Louis Transitional Hope House, Inc.	\$120,000	\$120,000	\$0
Northside-Southside Collaborative Landlord Training Program Tower Grove Neighborhoods Community Development Corporation	\$60,000	\$60,000	\$0
Early Childhood Education Center at Caroline Mission Unleashing Potential	\$22,000	\$22,000	\$0

**COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAMS
2020 BUDGET**

PROGRAMS/OPERATING AGENCY	TOTAL	2020 PROPOSED CDBG	2020 PROPOSED HOME
Job Training SOS Urban League of Metropolitan St. Louis	\$100,000	\$100,000	\$0
Resident Leadership Training and Development 1 Urban League of Metropolitan St. Louis	\$81,300	\$81,300	\$0
TOTAL PUBLIC SERVICES	\$3,382,410	\$3,382,410	\$0
<i>Interim Assistance - Citywide</i>			
LRA Property Maintenance and Vacancy Support Program St. Louis Development Corporation	\$950,000	\$950,000	\$0
TOTAL INTERIM ASSISTANCE	\$950,000	\$950,000	\$0
<i>Housing (Citywide): Low/Mod Homeowner Assistance Program (Citywide)</i>			
CCBF Minor Home Repair & Weatherization Services Carondelet Community Betterment Federation, Inc	\$25,000	\$25,000	\$0
Harambee Tuckpointing Youth Job Training Program Harambee Youth Training Corporation	\$100,000	\$100,000	\$0
Weatherization and Energy Services Missouri Energy Care Inc	\$20,000	\$20,000	\$0
Homebuyer Services 2020 The Housing Partnership, Inc.	\$150,000	\$150,000	\$0
Low/Mod Homeowner Assistance (Citywide) Subtotal:	\$295,000	\$295,000	\$0
<i>Home Repair</i>			
Healthy Home Repair Inspections City of St. Louis Building Division	\$300,000	\$300,000	\$0
Home Repair Program Loan Pool Community Development Administration	\$2,748,581	\$1,500,000	\$1,248,581
Healthy Home Repair Program Mission: St. Louis	\$460,000	\$460,000	\$0
Home Repair Subtotal:	\$3,508,581	\$2,260,000	\$1,248,581
<i>Housing Production</i>			
For Sale and Rental Rehabilitation and New Construction of Housing Community Development Administration	\$3,696,831	\$2,100,023	\$1,596,808

**COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAMS
2020 BUDGET**

PROGRAMS/OPERATING AGENCY	TOTAL	2020 PROPOSED CDBG	2020 PROPOSED HOME
Housing Production Subtotals:	\$3,696,831	\$2,100,023	\$1,596,808
TOTAL HOUSING	\$7,500,412	\$4,655,023	\$2,845,389
<i>Economic Development</i>			
<i>Commercial District Public Improvements & Façade</i>			
Neighborhood Commercial District Program St. Louis Development Corporation	\$850,000	\$850,000	\$0
Commercial District Public Imp. & Façade Subtotal:	\$850,000	\$850,000	\$0
<i>Other Economic Development</i>			
Micro-enterprise 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	\$140,000	\$140,000	\$0
Business Development Support Program St. Louis Local Development Company	\$200,000	\$200,000	\$0
Other Economic Development Subtotal:	\$390,000	\$390,000	\$0
TOTAL ECONOMIC DEVELOPMENT:	\$1,240,000	\$1,240,000	\$0
<i>Public Improvements</i>			
Choice Neighborhood Public Improvement Community Development Administration	\$1,228,745	\$1,228,745	\$0
Improved Reentry Services Facility for City Residents Criminal Justice Ministry	\$112,000	\$112,000	\$0
Fox Park Field House DeSales Community Housing Corporation	\$100,000	\$100,000	\$0
Tuck Pointing and Building Improvements Gateway Homeless Services, Inc.	\$20,900	\$20,900	\$0
Techforce Center: Boosting the Economy with High-Paying Careers LaunchCode Foundation	\$500,000	\$500,000	\$0
Capital Campaign CDBG Application Places for People	\$350,000	\$350,000	\$0

**COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAMS
2020 BUDGET**

A-5

PROGRAMS/OPERATING AGENCY	TOTAL	2020 PROPOSED CDBG	2020 PROPOSED HOME
Public Facilities - N. Grand Urban League of Metropolitan St. Louis	\$400,000	\$400,000	\$0
TOTAL PUBLIC IMPROVEMENTS	\$2,711,645	\$2,711,645	
<i>Section 108 Loan Payment</i>			
Section 108 Loan Payment and credit subsidy Community Development Administration	\$355,031	\$355,031	\$0
TOTAL SECTION 108 LOAN PAYMENT:	\$355,031	\$355,031	\$0
<i>Rehabilitation Administration</i>			
CDA Rehabilitation Administration Community Development Administration	\$850,000	\$850,000	
TOTAL REHABILITATION ADMIN	\$850,000	\$850,000	\$0
<i>Planning and Administration</i>			
Legal Services Support Program City Counselor's Office	\$145,000	\$145,000	\$0
CDA Administration Community Development Administration	\$2,004,027	\$2,004,027	
Federal Grants Administrative Support Office of the Comptroller - Federal Grants Section	\$38,000	\$38,000	\$0
PDA Administration Planning and Urban Design Agency	\$810,000	\$810,000	\$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:	\$3,536,027	\$3,536,027	\$0
TOTAL BUDGET	\$17,813,880	\$17,680,136	\$2,845,389