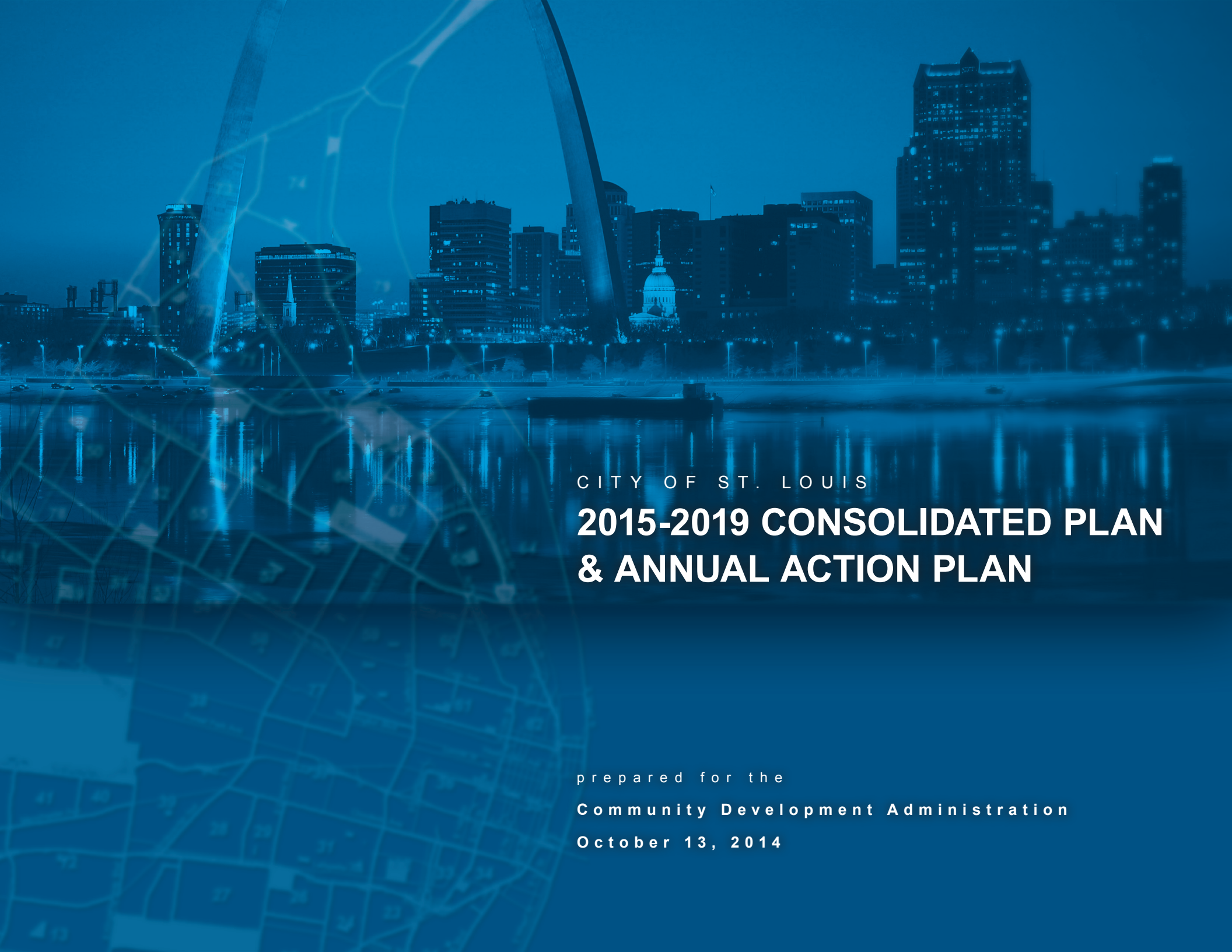

CITY OF ST. LOUIS

2015-2019 CONSOLIDATED PLAN & ANNUAL ACTION PLAN

prepared for the

Community Development Administration

October 13, 2014

2015-2019 Consolidated Plan & Annual Action Plan

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Prepared for the City of St. Louis Community Development Administration

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ES-05 Executive Summary

City of St. Louis 2015-2019 Consolidated Plan & Annual Action Plan

Introduction

The City of St. Louis Consolidated Plan is a five-year plan and annual action plan that assesses market conditions, affordable housing, and community development needs in the City of St. Louis and establishes data-driven, place-based priorities for investment in community development. The Consolidated Plan allocates specific federal entitlement grant funding from the U.S. Department of Housing and Urban Development (HUD). It operates within the context of the *City of St. Louis Sustainability Plan*, the *Strategic Land Use Plan*, and other City plans. Funding received from HUD will assist the City of St. Louis in implementing these plans to achieve a vibrant and sustainable future.

As an entitlement community with a population of over 50,000, the City of St. Louis receives annual entitlement funding from four federal formula block grant programs: 1) Community Development Block Grant (CDBG); 2) HOME Investment Partnerships (HOME); 3) Emergency Solutions Grant (ESG); and 4) Housing Opportunities for Persons with AIDS (HOPWA). These programs are intended to benefit low- and moderate-income households in the City of St. Louis, neighborhoods with a majority of low- to moderate-income households, and the City as a whole through the prevention or elimination of slums and blighted conditions. The City of St. Louis Consolidated Plan establishes strategies and program priorities and targets for the allocation and use of these funds as well as criteria for evaluating program success. This Consolidated Plan covers the period beginning January 1, 2015 through December 31, 2019.

While the Consolidated Plan dictates only those federal formula block grant programs listed above, it is important to note that it functions as but one integral part of the City's overall budget and slate of program activities. As a result, the strategies and priorities of the Consolidated Plan have been closely coordinated with City-wide budget priorities, programs, and community development activities. This coordination is necessary to ensure that federal formula block grant funds effectively leverage other funding sources; that public expenditures clear the path for private investment; and that all community development activities City-wide realize the maximum impact of each dollar spent.

The Consolidated Plan operates within the context of the *City of St. Louis Sustainability Plan*, the *Strategic Land Use Plan*, and other City plans. Funding

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received from HUD will assist the City of St. Louis in implementing these plans to achieve a vibrant and sustainable future.

In order to effectively serve the City of St. Louis and direct the successful investment of community development funding, the City of St. Louis Consolidated Plan hinges on three core principles:

- The Consolidated Plan is data driven: The plan utilizes the Needs Assessment and sophisticated tools such as the Residential Market Analysis to match investment strategies and priorities with appropriate housing market types and geographic target areas.
- Consolidated Plan priorities are set through a comprehensive public engagement process: This includes focus groups and public meetings in locations distributed throughout the City and a review of other planning efforts conducted by various departments and institutions.
- The entire City is contained in at least one geographic target area: The City has been divided into multiple geographic target areas based on market conditions, demographic characteristics, and community assets. These target areas have been identified to maximize the impact and leveraging potential of community development investments. However, most neighborhoods in the City qualify as low- to moderate-income (low-mod) and have critical needs that can be addressed through entitlement allocations. As a result, there is no part of the City that cannot be served by at least one program within this Consolidated Plan.

The anticipated funding for the 2015 to 2019 five-year Consolidated Plan for the City of St. Louis is over $100 million. This funding is administered by three (3) key City departments. These are the Community Development Administration (CDA) (which administers the CDBG and HOME programs), the Department of Human Services (which administers the ESG program), and the Department of Health (which administers the HOPWA program).

In addition to the City departments described above, CDA issues Requests for Proposals (RFPs) to identify sub-recipient organizations to implement programs and projects identified in the Consolidated Plan. These sub-recipients are instrumental in the successful fulfillment of Consolidated Plan priorities and goals. CDA also issues NOFAs that allow non-profit and for-profit developers the opportunity to submit proposals to undertake residential and commercial development projects using program financing to address the needs and priorities identified in the Consolidated Plan.

St. Louis Market Overview

Perhaps the greatest challenge to community development is the City's weak housing market. Between 2000 and 2012, the population of the City of St. Louis decreased from 348,189 to 318,527 people. This represents an 8.6 percent decline. Furthermore, St. Louis' population loss has occurred in the context of the St. Louis Metropolitan Statistical Area (MSA), which is a slow-growth region as a whole. Between 2010 and 2012, the region lost 0.1 percent of its population while the City of St. Louis decreased 0.3 percent. While the region as a whole has performed slightly better than the City of St. Louis, it still exhibited net negative growth. As a result, localized growth within the City (or the region) comes at the expense of population loss in other areas. Furthermore, this weak housing market depresses property values and property taxes, which limits the City's tax base and negatively impacts general revenues available for infrastructure maintenance, improvement, and community development initiatives.

While this weak housing market tends to increase the real amount of affordable housing available—because rents for affordable and/or low-income housing tax credit (LIHTC) units are often not much lower than market-rate housing rents—significant housing cost burdens persist. This housing cost burden is subject to geographic disparities. Concentrations are seen in the central corridor/I-64 corridor; north of Delmar Boulevard (specifically the Greater Ville, Hyde Park,

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Wells-Goodfellow, Baden, and Riverview neighborhoods); and neighborhoods in the south east quadrant of the City (neighborhoods such as Tower Grove East, Gravois Park, Dutchtown, Carondelet, Patch, and Marine Villa).

> Concentrations of housing cost burden correspond to areas with increased transportation cost, lack of access to social services and community assets, increased unemployment rates, and high concentrations of low income households. This indicates that housing cost burden is related more to low household income than to a lack of affordable housing units.

The geographic concentrations correspond to areas with longer average commute times, increased transportation cost, lack of access to social services and community assets (grocery stores, early childhood services, educational facilities, etc.), increased unemployment rates, and high concentrations of extreme low income (30% area median income (AMI)) and low income (60% AMI) households. This correlation indicates a significant barrier to community revitalization, equitable access to employment and neighborhood assets, and the overall sustainability of the City. It also suggests that housing cost burden is related to household income and ancillary costs more than to a lack of affordable housing units. However, a substantial portion of the City's occupied housing is very old and has suffered deterioration due to poor maintenance. New and substantially rehabbed housing units with affordability restrictions are generally of much higher quality than market-rate housing units with rents that are considered affordable, especially in geographic areas with high housing cost burden. As a result, there is a significant demand for housing units with affordability restrictions because of the higher quality of these units.

The ongoing need for home repair activities is also a key component of access to quality, affordable housing. St. Louis possesses a great diversity of housing types, much of which is considered to be affordable. These housing types are also well distributed through the City as a whole. However, the majority of housing in general—and affordable housing in particular—is more than fifty years old. As a result, ongoing maintenance, stabilization, and repair of existing housing stock is critical to maintaining a necessary supply of affordable housing throughout the City. In addition, the historic housing stock of St. Louis is one of the key assets that the City can leverage to improve property values and neighborhood quality, as demonstrated by the successful revitalization of numerous St. Louis neighborhoods. Therefore, the overall sustainability of the City of St. Louis is enhanced through preservation of the City's historic housing. The challenge, however, is that the cost to rehabilitate these historic housing units is high and public subsidy limited, so targeted strategies designed to catalyze future private investment are needed.

> The historic housing stock of St. Louis is one of the key assets that the City can leverage to improve property values and neighborhood quality, as

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> demonstrated by the successful revitalization of numerous St. Louis neighborhoods.

Finally, there is both a need as well as a significant opportunity to catalyze broad-based community investment and revitalization by making or continuing coordinated, long-term investments in key corridors through the City. Corridors such as Grand Boulevard, Delmar Boulevard, Meramec Avenue, Martin Luther King Jr. Boulevard, Natural Bridge and North Florissant, among others, support critical transportation and transit accessibility, historic walkable commercial and mixed use districts, and important connections between adjacent neighborhoods. The on-going redevelopment of South Grand, Delmar East Loop, and Manchester Avenue in The Grove attest to the way in which coordinated public expenditures that leverage private investments and development can not only revitalize business districts but also improve the image and perception of surrounding neighborhoods and communities.

Geographic Target Areas

Geographic target areas are locally-designated areas where targeted investments and revitalization efforts are carried out through multiple activities and programs in a concentrated, coordinated manner. Geographic target areas have been identified by existing market conditions to build from strength and leverage private investment throughout the City of St. Louis. The purpose of these priority areas is to encourage certain activities to be conducted within them. However, they do not prevent those activities from also being conducted elsewhere with good reason.

The City of St. Louis has been divided into three (3) market-derived Geographic Target Areas. These Target Areas are based on the City's Residential Market Analysis (described on the following page). The Geographic Target Areas are:

- **Market Target Area 1 (market clusters A, B, & C)**
- **Market Target Area 2 (market clusters D, E, F, & G)**
- **Market Target Area 3 (market clusters H & I)**

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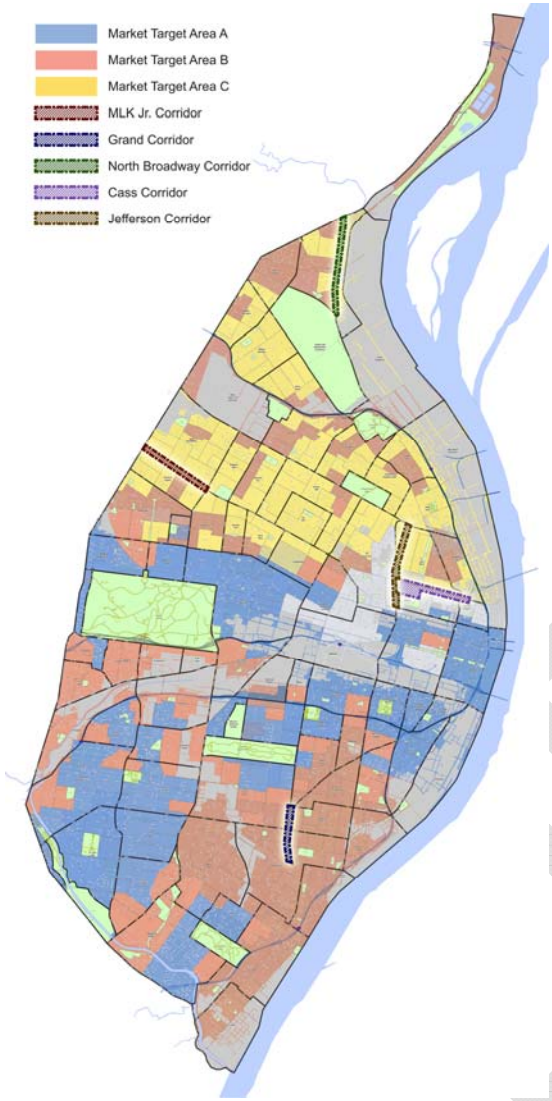

Geographic Target Area Map

In addition to the three Geographic Target Areas described above, this Consolidated Plan includes five (5) Target Corridors for focused commercial development activities. These districts are:

1. **Dr. Martin Luther King Jr. Corridor:** Properties directly adjacent to Dr. Martin Luther King Jr. Boulevard from Union Boulevard west to the City Limits.

2. **Grand Corridor:** Properties directly adjacent to South Grand Boulevard from Potomac Street south to Meramec Avenue.

3. **North Broadway/Baden Corridor:** Properties directly adjacent to North Broadway from Switzer Avenue north to the City Limits.

4. **Cass Corridor:** Properties directly adjacent to Cass Avenue from North 12th Street (Stan Musial Memorial Bridge approach ramp west to North Jefferson Avenue (including the entirety of the former Pruitt-Igoe site).

5. **Jefferson Corridor:** Properties directly adjacent to North Jefferson Avenue/Parnell Street from Cole Street north to Natural Bridge Avenue (including the entirety of the former Pruitt-Igoe site).

These Target Corridors are in need of coordinated economic and community development investments; they can be used to build from areas of adjacent strength to leverage investments from the City and other local, regional, and state agencies and organizations; and finally, they possess significant potential for catalytic impact. While these Target Corridors include only properties that are directly adjacent to the designated street, the Community Development Administration and the City of St. Louis recognize that maximizing the impact of dollars spent means coordinating and leveraging commercial development with mutually-supportive residential development. Therefore, evaluation criteria for proposals for housing development and investments will give preference to proximity to these Target Corridors.

Refer to the Geographic Target Area Map on this page for target area locations and boundaries.

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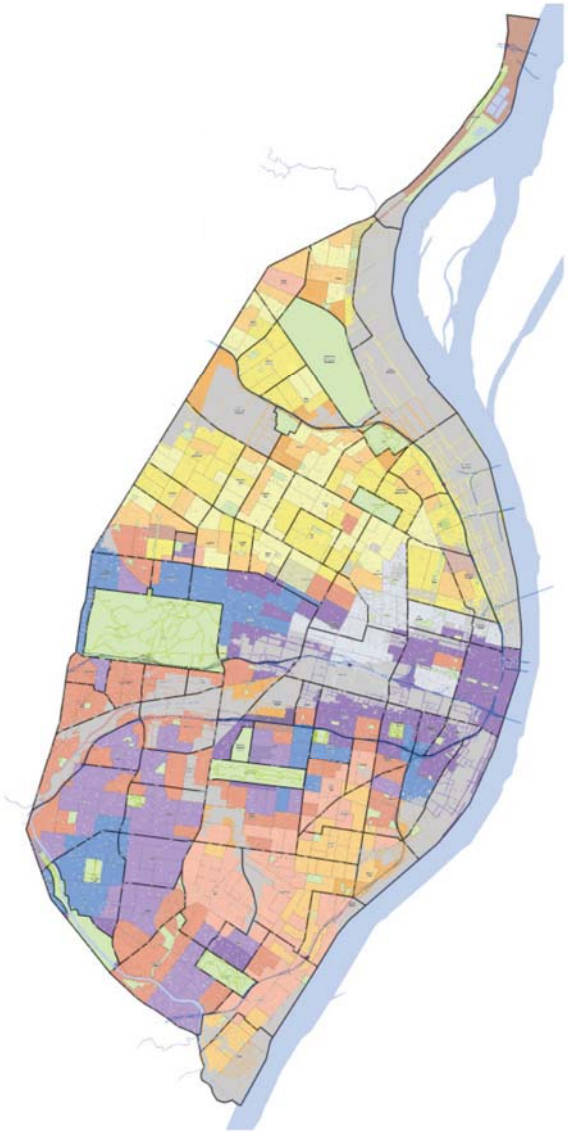
Residential Market Analysis Market Cluster Map



City of St. Louis Residential Market Analysis

The City of St. Louis Residential Market Analysis is a tool created by The Reinvestment Fund and provided to the City of St. Louis by HUD in 2014. It is a Census Block Group level cluster analysis of nine (9) housing market characteristics—including sales price, foreclosure rates, owner-occupancy, vacancy, rental housing subsidies, and construction activity—that sorts market characteristics by similarities and difference into nine clusters.

The Residential Market Analysis provides a snapshot in time of the existing residential market, using data from 2010 through 2012. It does not assign value to specific area nor is it a predictor of future conditions.

In identifying geographic target areas, it is important to note that the cut-off points between these three categories are not and cannot be exact, especially as the Residential Market Analysis measures differences in markets across Census Block Groups and does not address the block-by-block differences or "micro-markets" that are common in the City of St. Louis. In addition, these categories do not, in and of themselves, identify areas prime for revitalization due to strong community assets, social capital, transportation networks, or adjacency to stronger markets. Therefore, although activities under this Consolidated Plan will be assigned to these market types, the matching of activities is only a guide.

Refer to the table below for a description of the Market Cluster characteristics. Refer to the map on the previous page for the boundaries and locations of Residential Market Analysis Market Clusters.

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Market Cluster Characteristics

Cluster	# BG	Median Sales Price 2010-2012	Variance Sales Price 2010-2012	Foreclosure 2010 - 2012 by Sales	% Bank & Investor Sales, 2010-2012	% Nonresidential, 2013	% Owner Occupied, 2010	% Vacant Housing Units, 2010	% Subsidized Rental Housing, 2013	Permits as a % of Housing Units, 2010-2013	% Vacant Residential Land, 2013
A	31	$205,311	0.55	13.08%	6.74%	25.83%	44.95%	12.96%	1.58%	8.58%	4.77%
B	26	$147,016	0.56	31.21%	9.26%	68.80%	29.48%	15.16%	13.68%	12.18%	12.80%
C	46	$122,314	0.44	20.69%	14.40%	10.55%	66.99%	9.15%	1.24%	3.57%	1.50%
D	53	$82,614	0.60	30.01%	19.07%	31.59%	54.03%	15.49%	4.21%	5.92%	7.59%
E	46	$48,766	0.74	34.99%	27.54%	25.90%	46.87%	18.16%	5.91%	3.03%	4.28%
F	51	$27,940	0.92	40.84%	28.40%	19.13%	43.00%	23.96%	10.44%	2.23%	12.28%
G	11	$21,578	1.04	38.77%	27.04%	81.72%	47.92%	22.07%	15.63%	7.35%	16.26%
H	38	$14,053	1.08	35.96%	34.58%	18.29%	49.51%	27.17%	9.73%	2.21%	18.48%
I	40	$8,036	1.27	33.55%	38.21%	33.30%	42.95%	32.14%	15.47%	3.15%	35.00%
Not Classified, Estimated, or Split	18	NULL	NULL	NULL	NULL	NULL	NULL	NULL	NULL	NULL	NULL
Study Area	360	$72,006	0.78	31.33%	23.82%	30.45%	46.85%	19.58%	8.40%	4.75%	12.51%

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Consolidated Plan Objectives & Outcomes

This Consolidated Plan directs federal formula block grant funding to advance the City of St. Louis' community development priorities. These priorities encompass the objectives and outcomes of ensuring the availability, accessibility, affordability, and sustainability of quality housing, suitable living environments, and economic opportunities for all citizens. Furthermore, the community development priorities seek to advance the goals of the *City of St. Louis Sustainability Plan* while operating within the unique challenges of St. Louis' housing markets, built environment, and socio-economic demographics.

Funds for the 2015 through 2019 program years will be allocated among the following objectives and outcomes established by HUD through the CPD Outcome Performance Measurement System. These objectives and outcomes are detailed in the body of this Consolidated Plan.

Decent, Affordable Housing: Availability & Accessibility

In order to ensure that low- to moderate-income households have access to quality, safe, and sanitary housing through direct housing related services and/or the creation and rehabilitation of housing units, program funds under this Consolidated Plan will be invested to:

- Rehabilitate existing affordable rental and for-sale housing units to improve the quality of life for low- to moderate-income households, revitalize neighborhood urban fabric and housing markets, and enhance city-wide sustainability through high-quality, safe, energy efficient and sanitary housing that is rehabilitated using sustainable construction means and methods.
- Produce new affordable rental and for-sale housing units to catalyze neighborhood revitalization and private investment, enhance the image and marketability of neighborhoods, improve the quality of life for low- to moderate-income households, and enhance city-wide sustainability through high-quality, energy efficient housing that is built using sustainable construction means and methods .
- Provide fair housing services, including education, counseling, investigation, and enforcement of fair housing laws. Conduct street outreach and homelessness prevention services to reduce point-in-time (PIT) homelessness counts and connect homeless and at-risk of homelessness populations to supportive services, including emergency shelter, rapid rehousing, health and behavioral health services, and mortgage and rental assistance.
- Provide rapid re-housing services and emergency shelter for homeless populations.
- Provide housing information and supportive services to assist low- and moderate-income households that include persons with HIV/AIDS access quality housing.

Suitable Living Environment: Availability & Accessibility

To improve the quality and character of St. Louis' neighborhoods, improve property values, and enhance accessibility and walkability for low- and moderate-income households, program funds under this Consolidated Plan will be invested to:

- Demolish derelict buildings that are not financially feasible to rehabilitate in order to incentivize future redevelopment and improve the safety and image of neighborhoods.

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- Rehabilitate existing market-rate rental and for-sale housing units and develop new market-rate rental and for-sale housing units to catalyze neighborhood revitalization and private investment, enhance the image and marketability of neighborhoods, and enhance city-wide sustainability through high-quality, energy efficient housing that is built using sustainable construction means and methods .
- Repair streets and sidewalks to improve accessibility, walkability, and bike-ability for low- to moderate-income households and neighborhoods.
- Clean up and beautify neighborhoods that are predominantly low- to moderate-income by removing trash and debris, cutting and maintaining vacant and abandoned properties, improving neighborhood landscaping in public spaces, and enhancing code enforcement and enforcement of ordinances against illegal dumping and other nuisance behavior.
- Expand public safety and crime prevention activities, including improved street and pedestrian lighting (where possible) and the funding of crime prevention initiatives

Economic Opportunities: Availability & Accessibility

In order to ensure that low- to moderate-income households gain or retain access to economic opportunities, program funds under this Consolidated Plan will be invested to:

- Provide financial literacy and financial counseling services to households to educate and assist low- to moderate-income individuals with household budgeting, educational and retirement savings, household financial management, credit, and by providing incentives for the establishment and use of accounts at financial institutions.
- Expand job training and placement assistance programs to provide low- to moderate-income individuals with the skills and tools needed to enter the or advance in the job market, including vocational training, computer literacy, GED attainment, and resume writing and interview training.
- Provide capacity building for “Section 3,” minority and women-owned contractors, including education, training, and technical assistance.

Decent, Affordable Housing: Affordability

In order to enhance the affordability of high quality, safe, and sanitary housing for low- to moderate-income households, program funds under this Consolidated Plan will be invested to:

- Provide assistance programs to low- to moderate-income homebuyers, including down-payment assistance, closing cost assistance, forgivable and deferred-payment loans, and homebuyer education and counseling programs to help households acquire high-quality, safe, energy efficient and sustainable housing.
- Provide rental housing deposit assistance for security deposits and first and last month rents for low- to moderate-income households

Suitable Living Environment: Affordability

In order to provide access to affordable community assets and neighborhood services, program funds under this Consolidated Plan will be invested to:

- Provide early childhood education facilities and programs that allow low- to moderate-income parents to retain employment, attend school, and/or enroll in job training programs.
- Provide low- and moderate income residents with access to health services, mental health counseling, nutrition services, public health nursing and quality health education that will support informed decisions in risk reduction behaviors.

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- Provide access to quality food, included fresh meat and produce, to low- to moderate-income households in geographic areas that are currently underserved by supermarkets and full-service grocers.
- Provide supportive services for ex-offenders re-entering society, including family counseling, parental support programs, education and job training, and employment opportunities.
- Provide opportunities for enrichment for low- and moderate-income youth, including at-risk youth, by encouraging leadership skills and providing after-school educational, recreational and mentoring opportunities to help youth participants develop the skills needed to achieve personal, educational and future employment success.
- Provide opportunities to maintain and enhance the quality of life for the City's senior citizens through nutritional meals, transportation services, recreational services, outreach, health screenings and nutrition education programs.

Economic Opportunities: Affordability

In order to incentivize the development and preservation of businesses that improve the financial health of the community, program funds under this Consolidated Plan will be invested to:

- Retain and/or create jobs for low-moderate income persons, encourage commercial and industrial development through direct financial assistance to private for-profit businesses, micro-enterprise assistance and development and the acquisition of commercial and other property by providing attractive project financing and suitable sites.
- Provide low-interest loans and grants to small businesses and micro-enterprises that would otherwise not be able to afford the capital to start or expand their operations.

Decent, Affordable Housing: Sustainability

In order to ensure that all residents of City of St. Louis can sustain decent, safe, and affordable housing, , program funds under this Consolidated Plan will be invested to:

- Provide home repair services, including emergency code-related repair, lead hazard mitigation, minor home repair, safety and security improvements, energy and weatherization improvement, and accessibility modifications for low- to moderate-income households, including elderly homeowners and homeowners and renters with disabilities.

Suitable Living Environment: Sustainability

In order to facilitate on-going community reinvestment and revitalization in low- to moderate-income neighborhoods, program funds under this Consolidated Plan will be invested to:

- Acquire and/or assemble strategic development sites to facilitate improvement or redevelopment. Strategic sites will contribute to broad community revitalization efforts and/or City-wide sustainability priorities. These priorities include transit oriented development (TOD; creation of mixed-use development around MetroLink stations); creation of walkable environments where housing is in close proximity to recreational and public space amenities, parks, neighborhood commercial services, and other community assets; development of accessible employment opportunities that improve jobs-housing balance; and repopulation of dense, walkable, and transit-served neighborhoods.

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- Conduct neighborhood planning to prepare for and facilitate sustainable development, neighborhood improvement, and revitalization of low- to moderate-income communities.
- Provide landlord training assistance programs to educate landlords on legal requirements and responsibilities, build capacity among landlords, assist with tenant screening, mitigate nuisance behavior and property issues, and ensure that rental properties are an asset to their neighborhoods.
- Provide resident leadership training and development to increase civic participation of residents and build capacity in neighborhood associations and community-based development organizations (CBDOs).

Economic Opportunities: Sustainability

In order to facilitate the development of vibrant and accessible business districts and corridors serving St. Louis neighborhoods, program funds under this Consolidated Plan will be invested to:

- Make façade enhancements and accessibility improvements in commercial areas. Façade program work includes a matching grant program for the enhancement and beautification of commercial storefronts. Accessibility improvements include assistance with accessible restrooms and entranceways. These improvements will focus on underutilized and obsolete commercial districts throughout the City of St. Louis serving low- to moderate-income residents, including neighborhood commercial districts and corridors.

Evaluation of Past Performance

The City of St. Louis 2010-2014 Consolidated Plan identifies 30 CDBG and HOME objectives. Based on Consolidated Annual Performance and Evaluation Reports from 2010-2013, the City has a high level of past performance, achieving 95% or more of its objectives in all but four cases, and sometimes far exceeding objectives.

The four cases where the goals have not yet been met are CDBG and HOME-funded Home Repair Programs (73% completed), CDBG and HOME-Funded Development of Affordable Housing for Sale to Low-Moderate Income Buyers (49% completed), CDBG-Funded Public Facility Improvement Projects (67% completed) and CDBG-Funded Commercial District Business Support Programs (35% completed). It is possible that by the end of 2014, these four objectives will also be achieved.

The following charts depict the City's goals and progress toward those goals as of the end of 2013 for each of the CDBG, HOME, ESG, and HOPWA objectives identified in the 2010-2014 Consolidated Plan.

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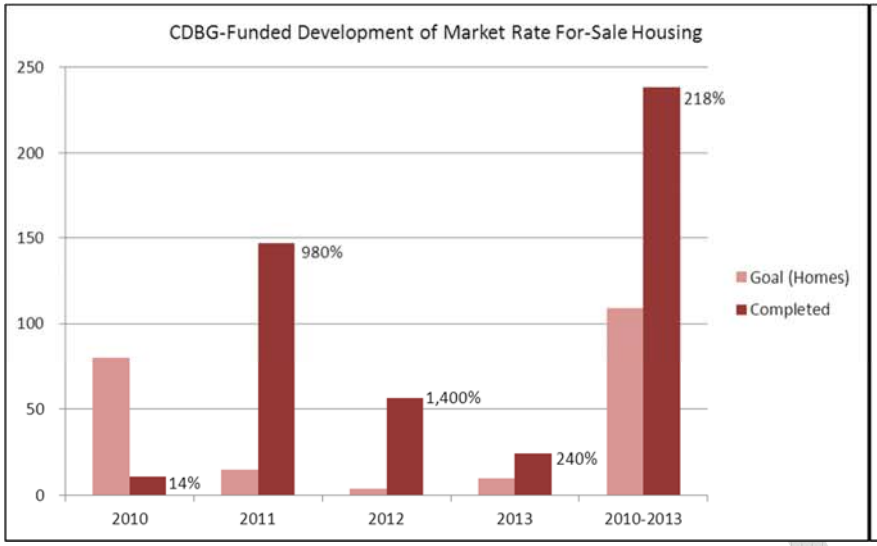

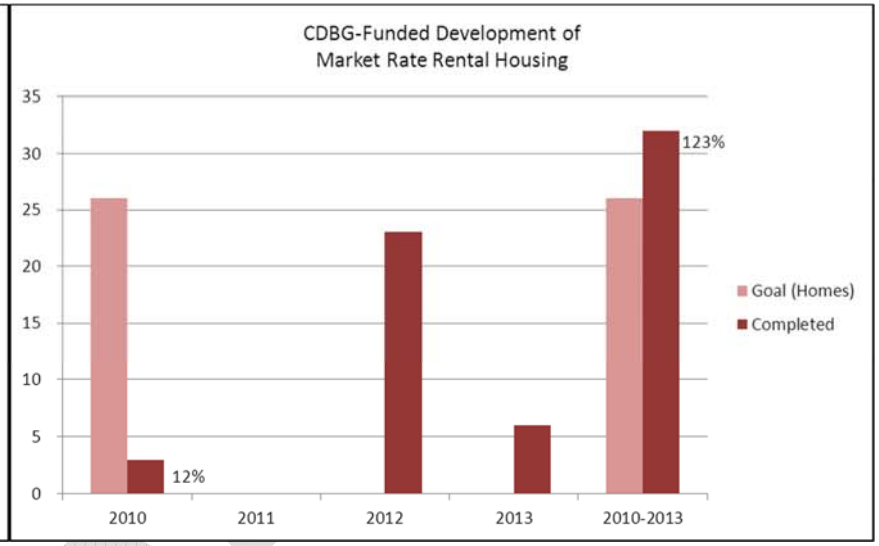

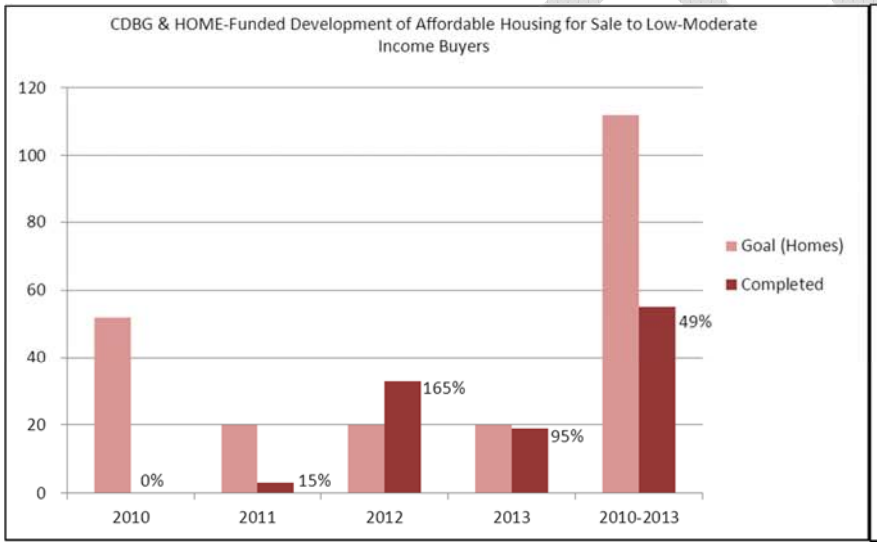

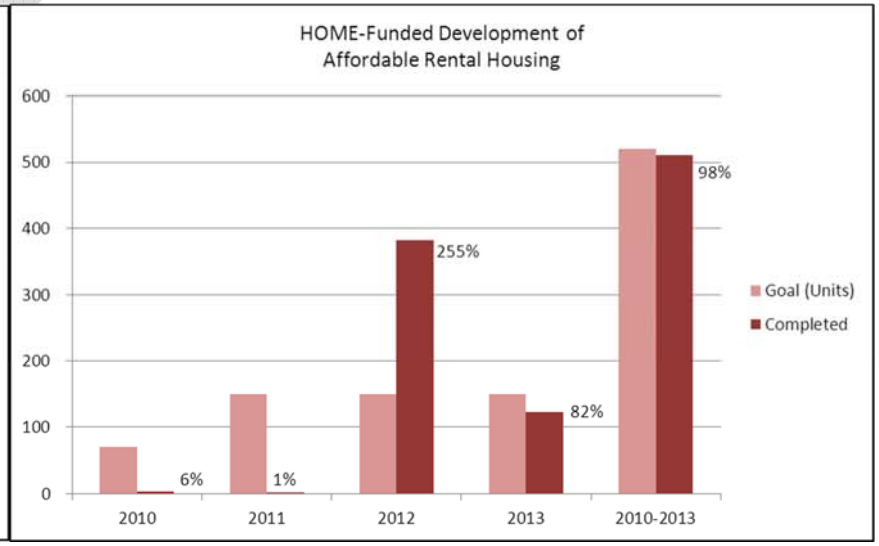

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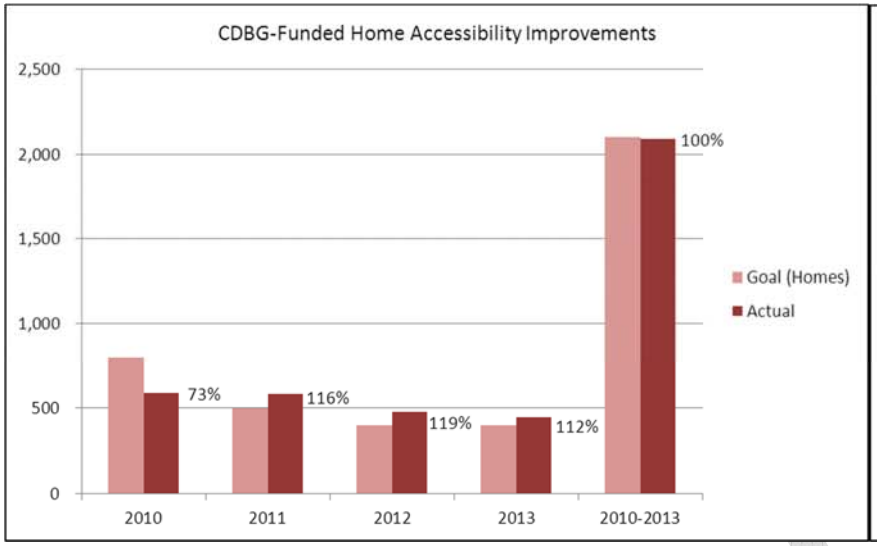

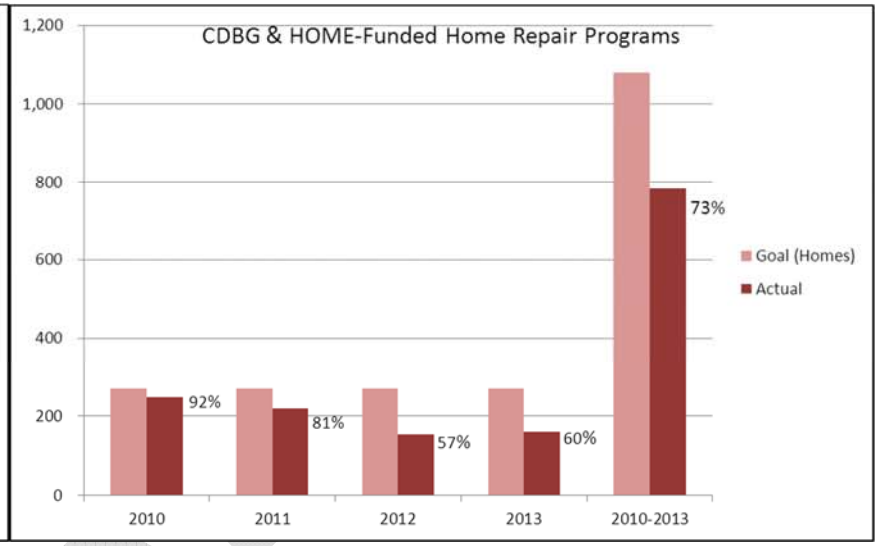

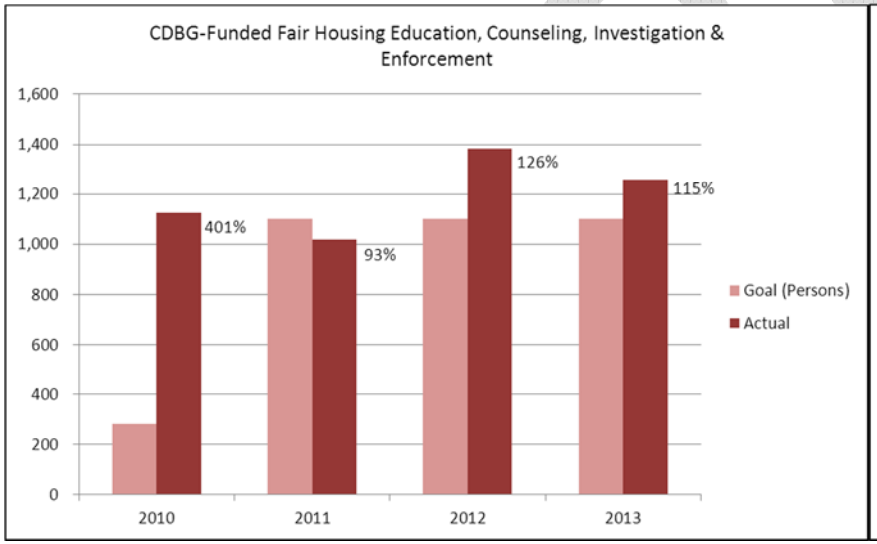

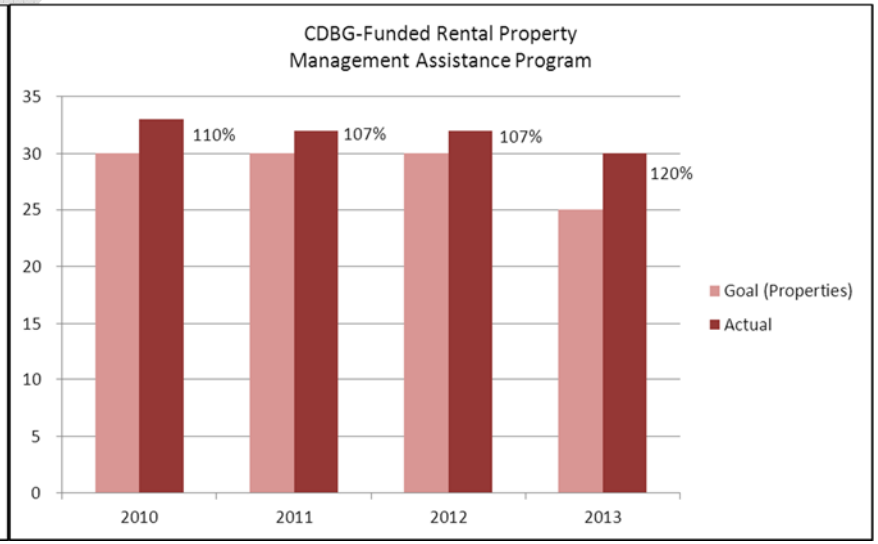

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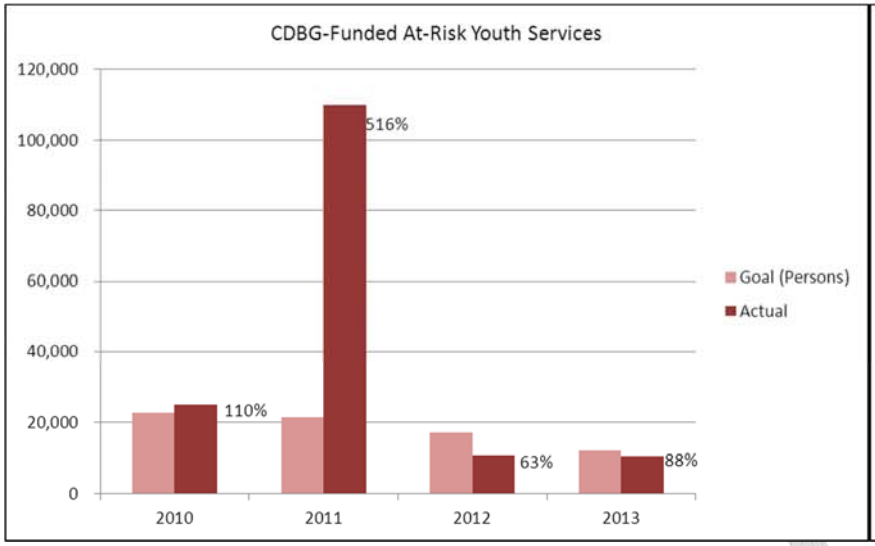

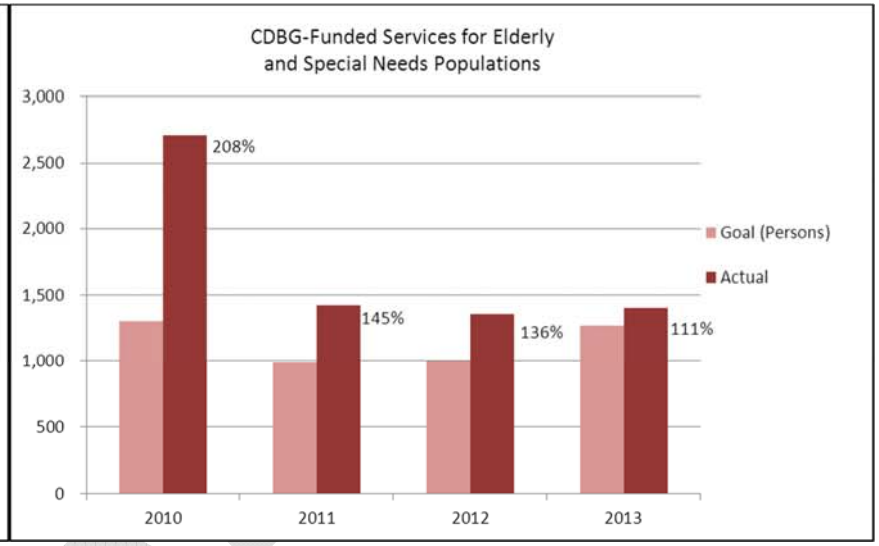

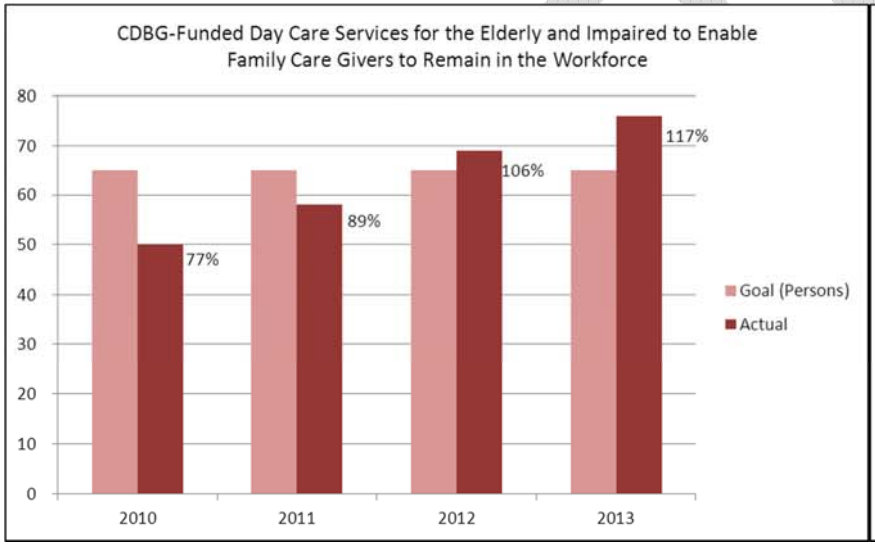

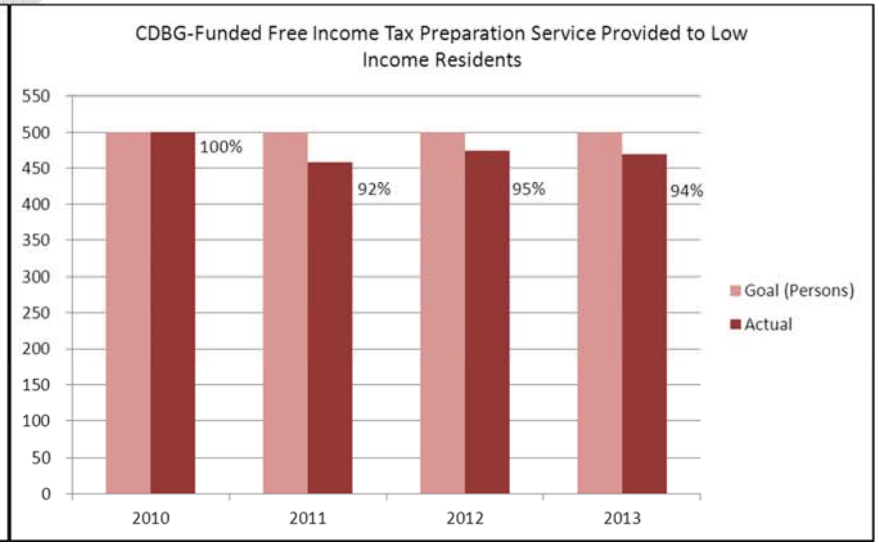

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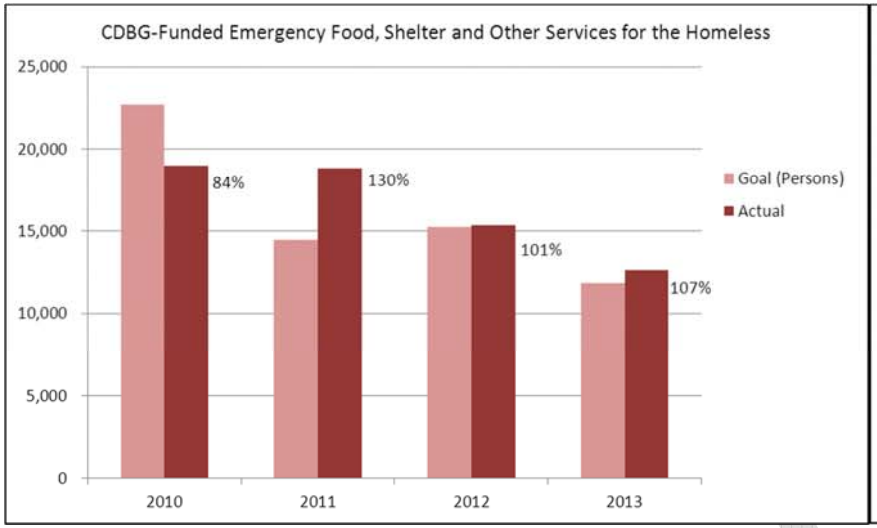

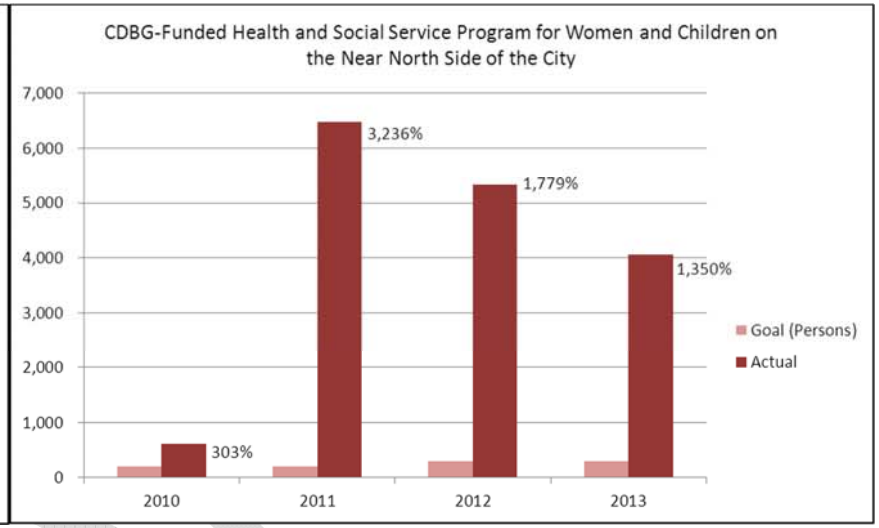

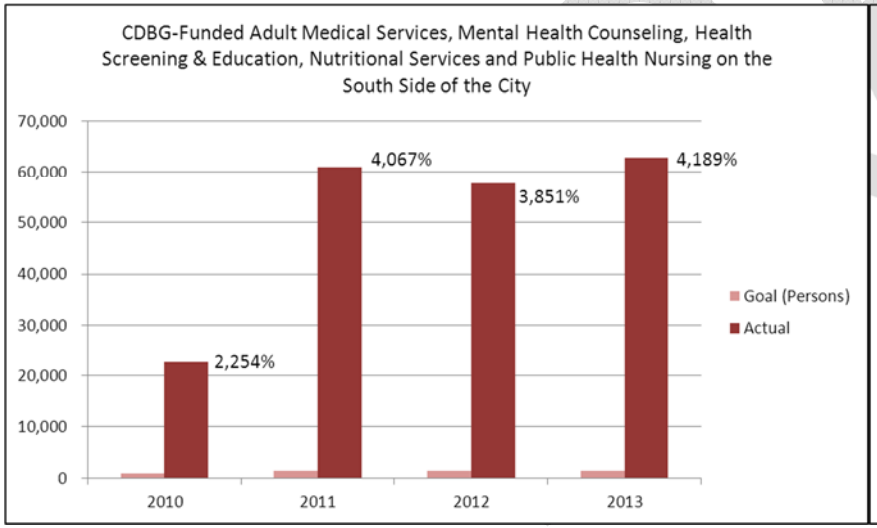

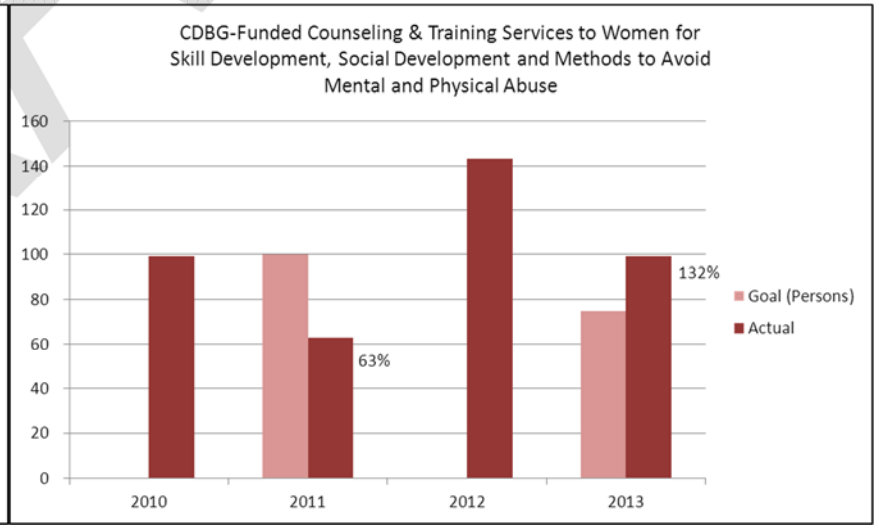

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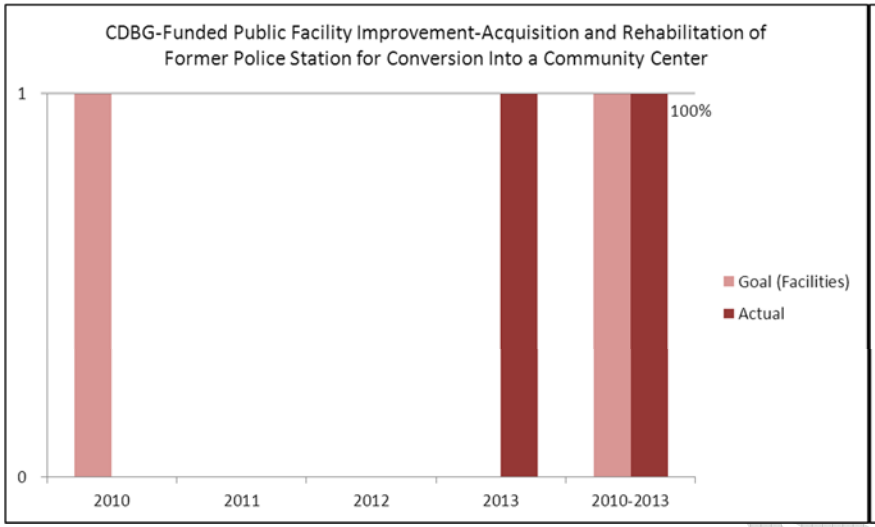

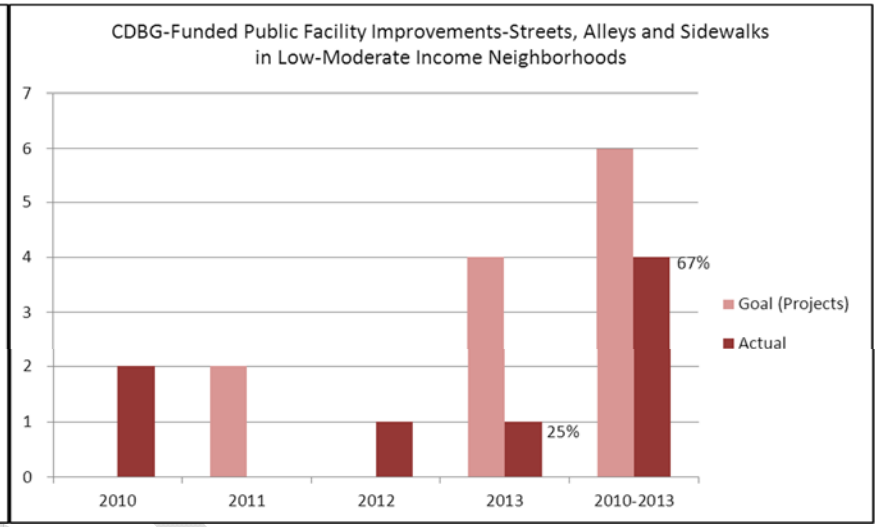

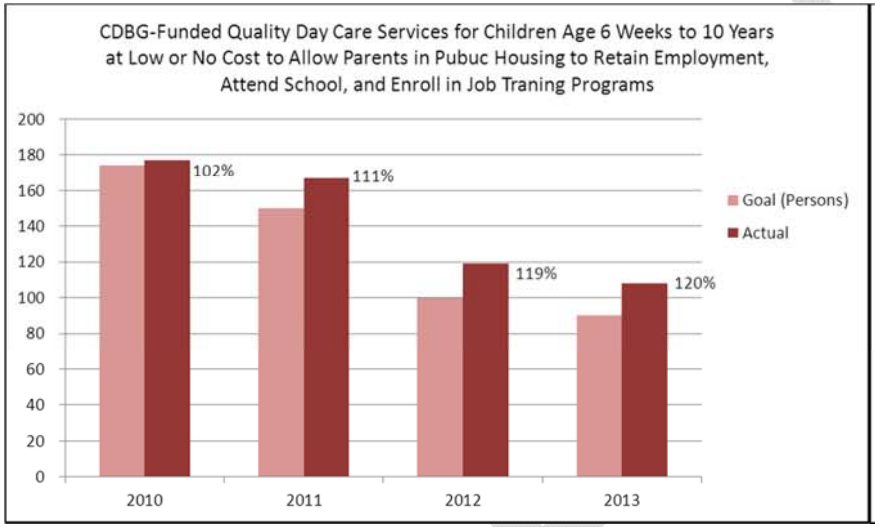

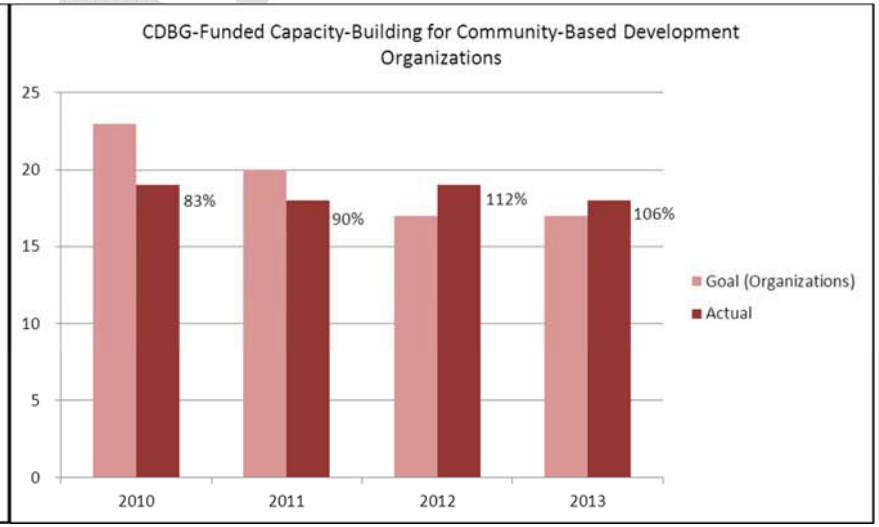

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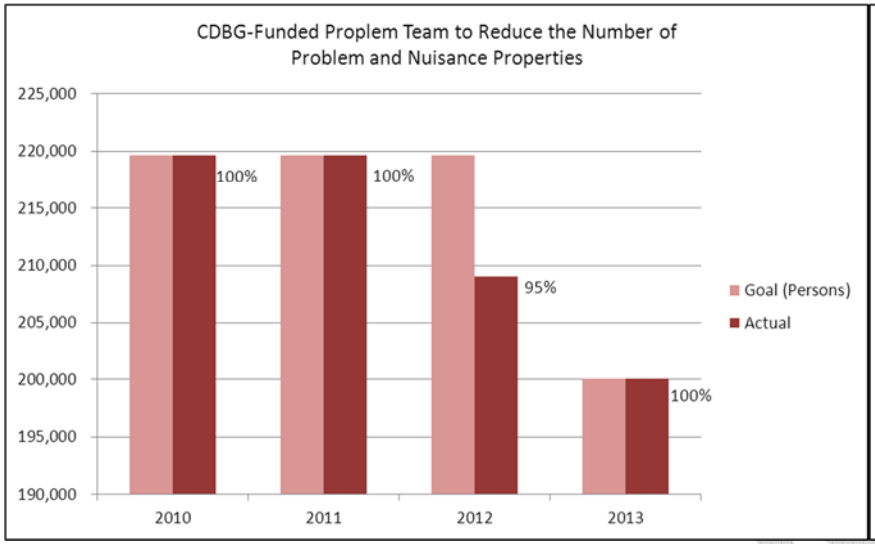

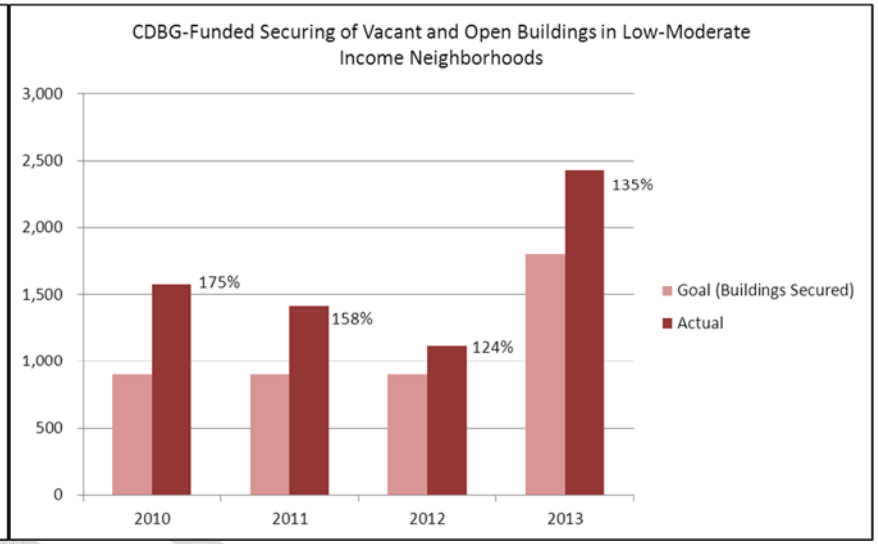

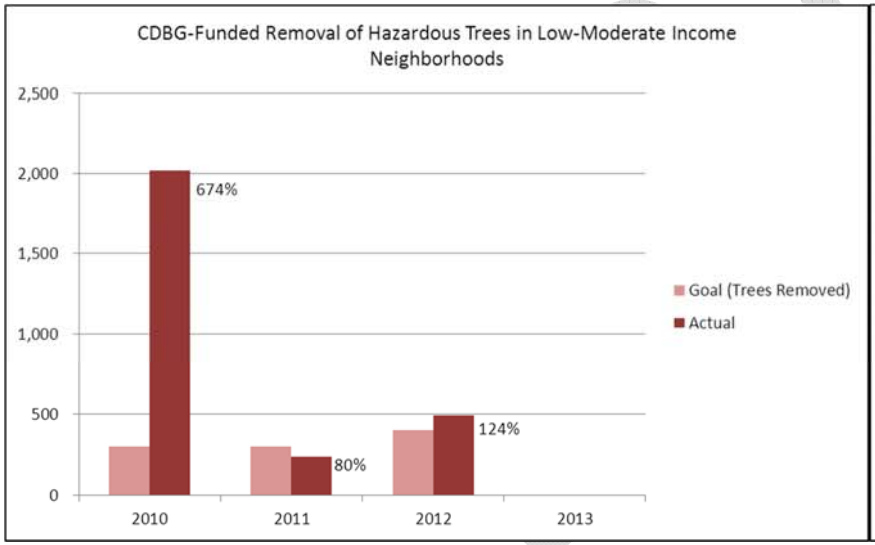

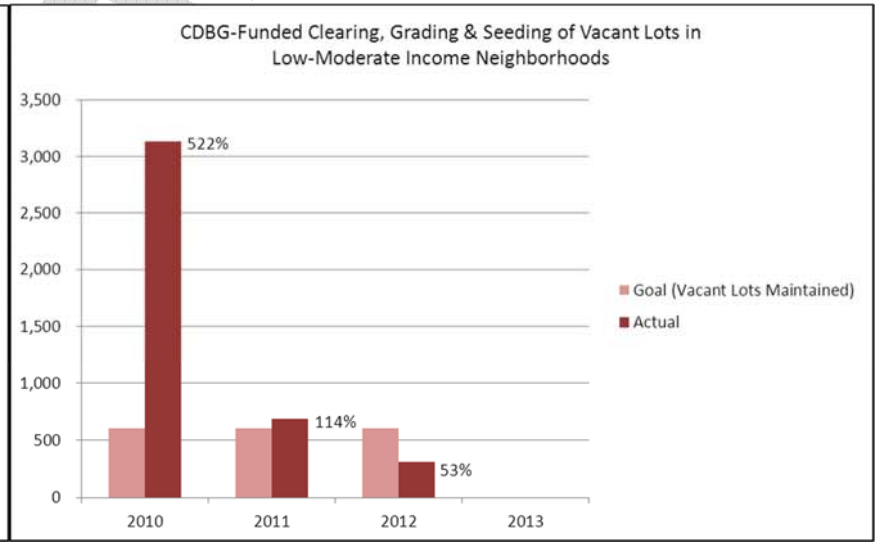

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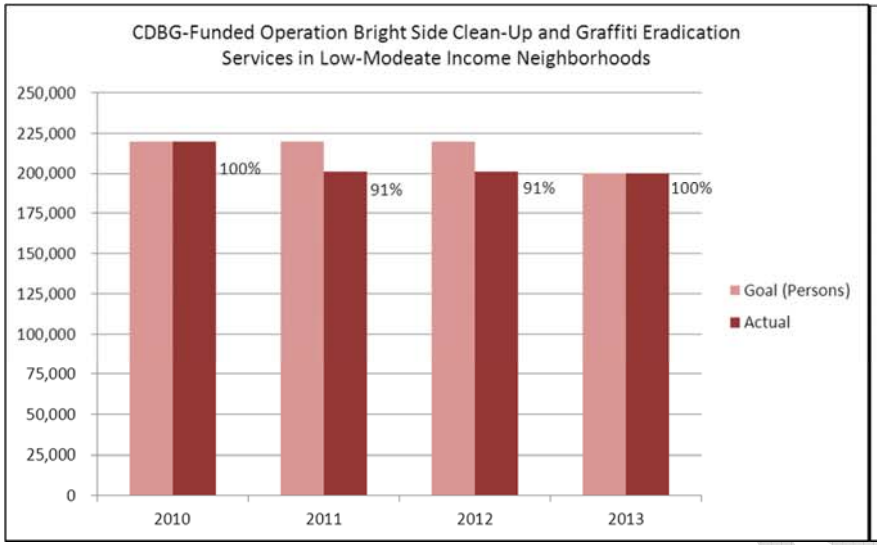

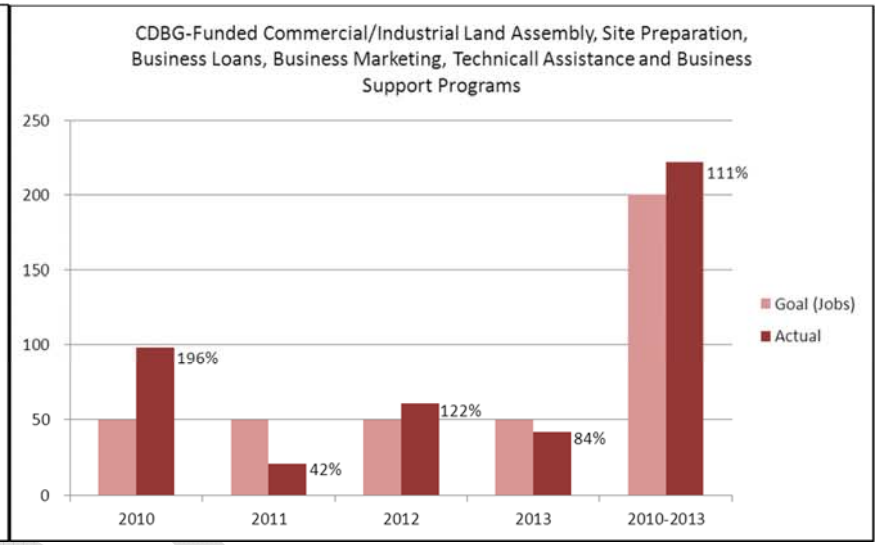

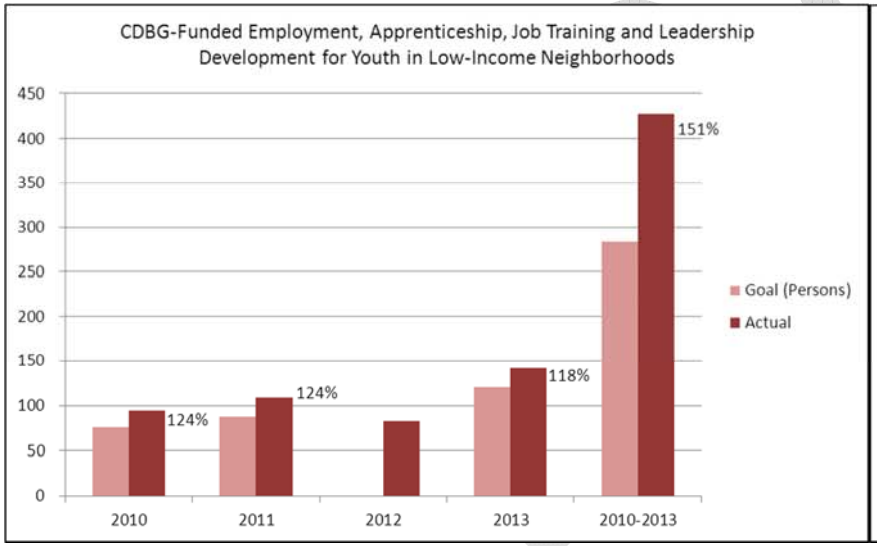

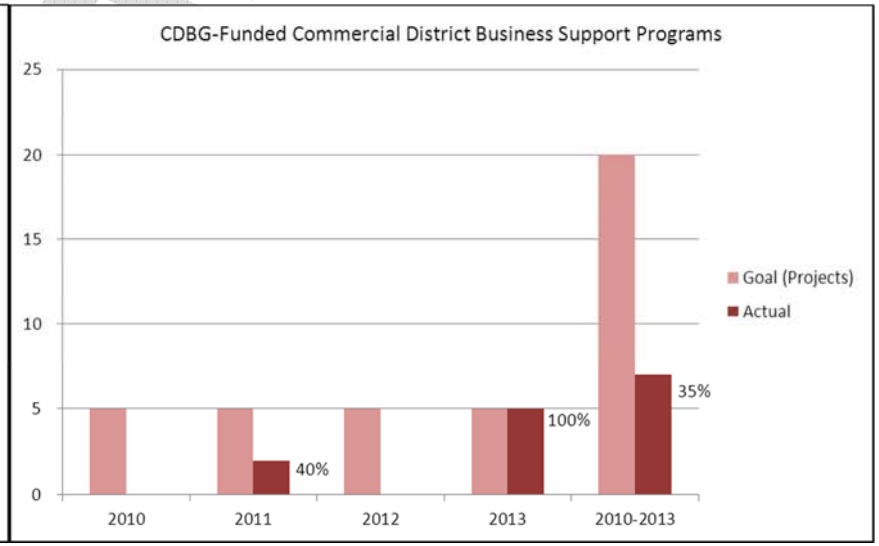

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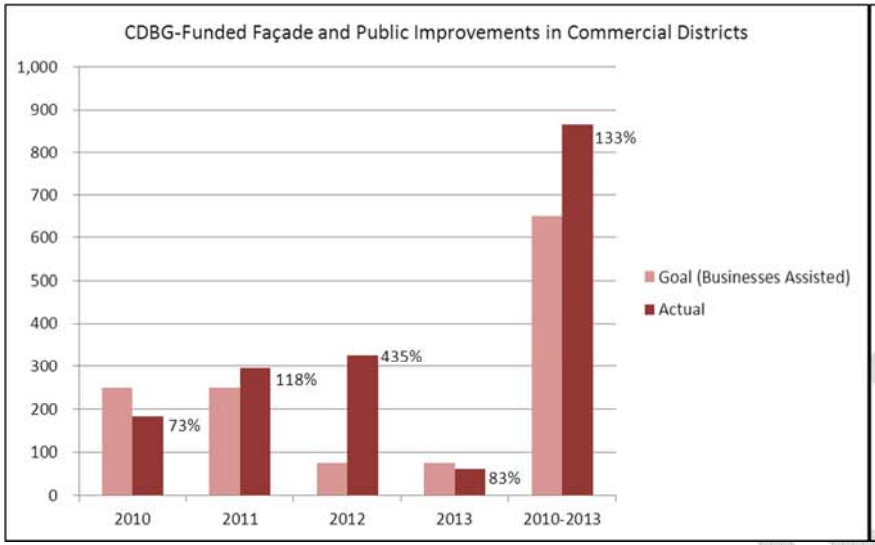

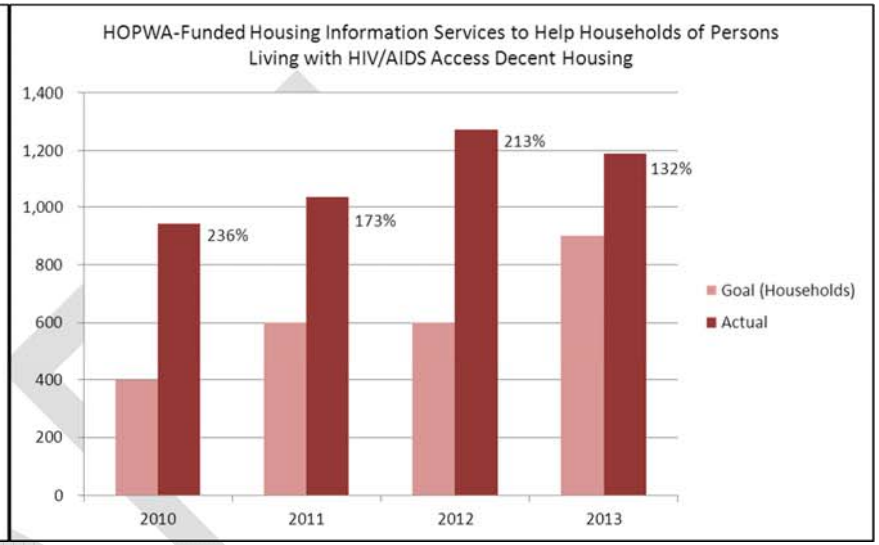

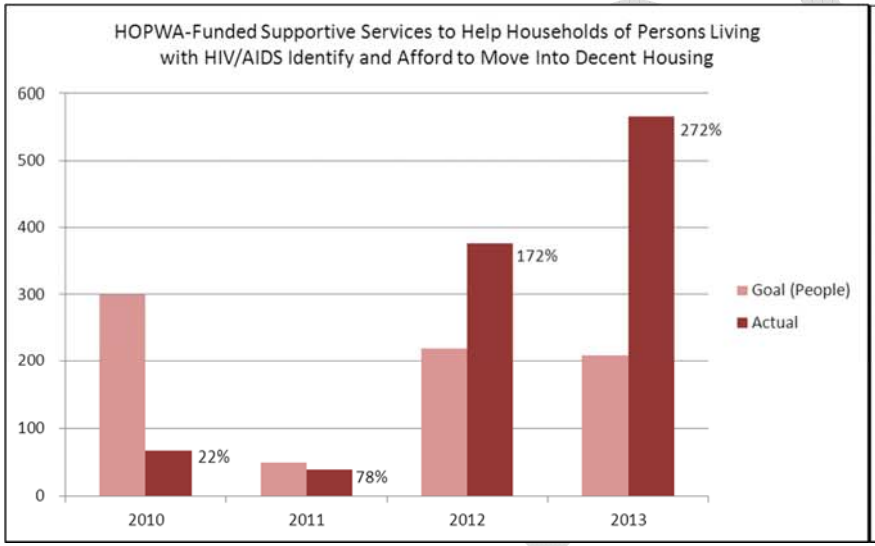

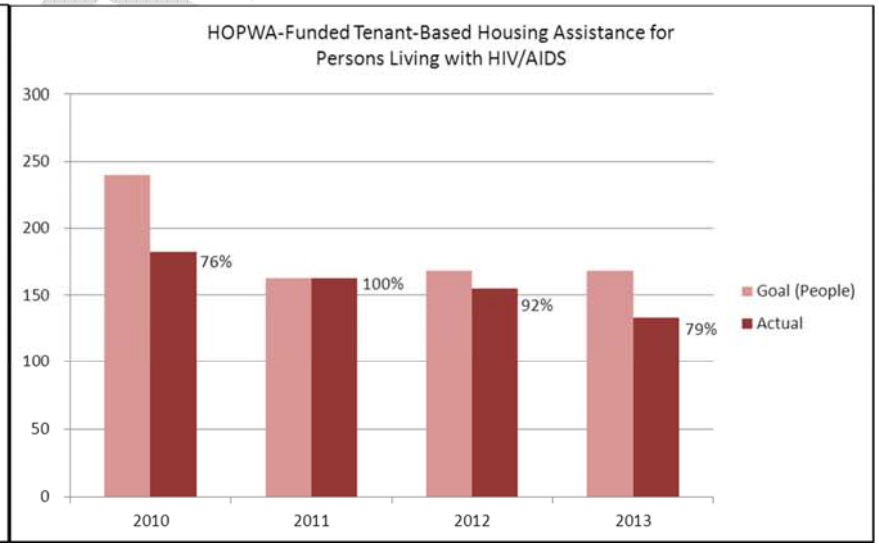

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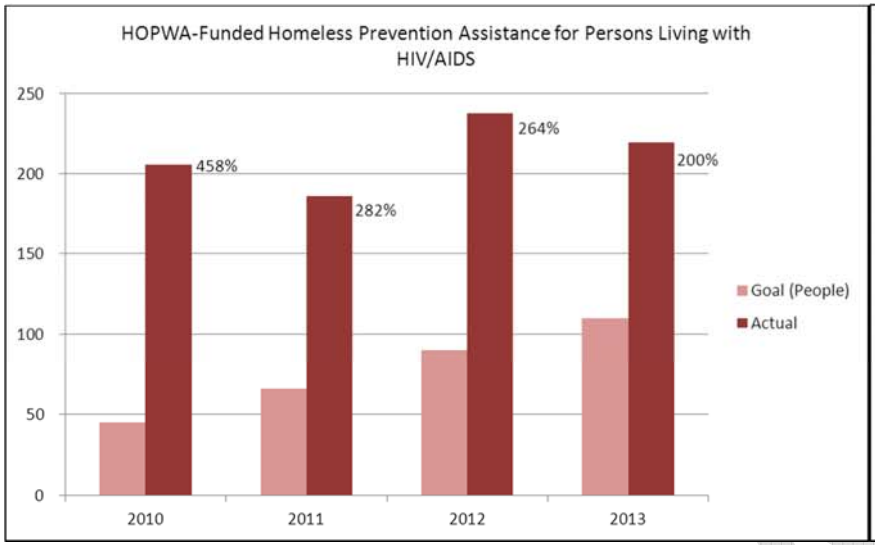

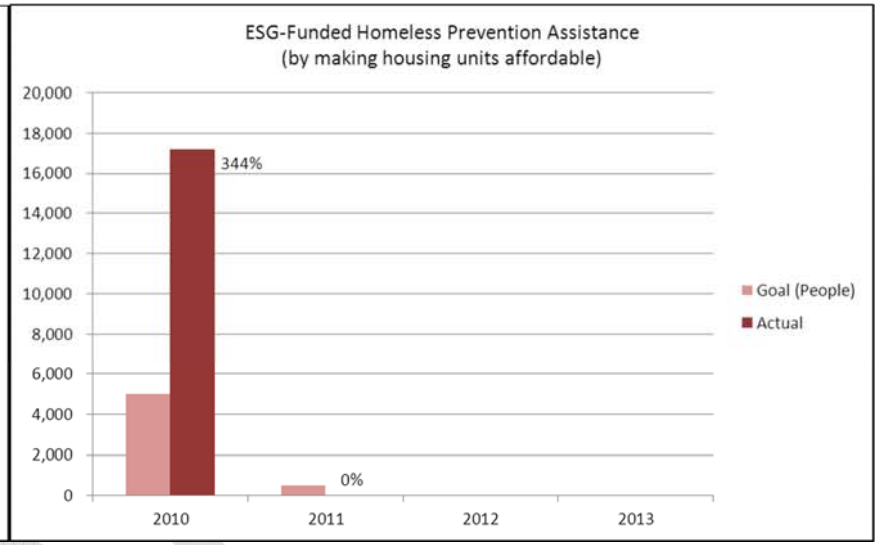

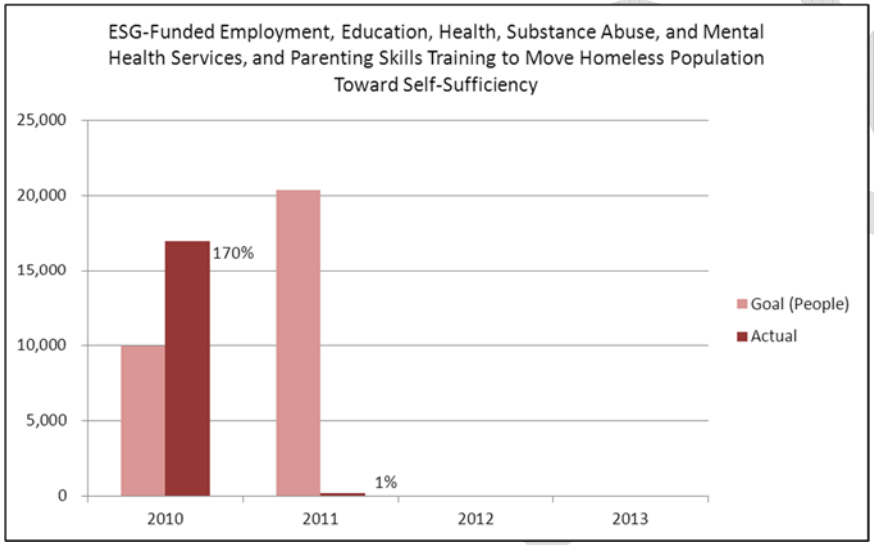

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Citizen Participation & Public Engagement Process

For the development of this Consolidated Plan, citizen participation and public engagement were employed as an integral part of the needs assessment and priority-setting process. The public engagement process has engaged City residents and staff from community-based development organizations (CBDOs) and other institutions that administer community and economic development programs from the very beginning of the Consolidated Plan process.

In order to ensure meaningful and comprehensive public participation, the Community Development Administration and the consultant team developed a citizen participation and public engagement plan to achieve the following three objectives:

- Utilize the capacity and established networks of the Community Builders Network of St. Louis (CBN) and other place-based community development agencies and organizations to maximize the impact of public outreach and engagement efforts.
- Engage citizens and stakeholders from the earliest stages of the Consolidated Plan planning process to ensure that citizen input plays a central role in identifying plan priorities and developing plan goals and activities.
- Establish and achieve a statistically-relevant target for public engagement contacts that accurately represents geographic and demographic similarities and differences throughout the City of St. Louis.

These objectives were achieved through the following citizen participation and public engagement initiatives: 1) Geographic Focus Group Meetings; 2) City-wide Public Meetings; 3) Theme-based Follow-up Focus Group Meetings; 4) Public Hearings; and 5) other public and stakeholder engagement activities.

In order to facilitate citizen and stakeholder involvement from throughout the entire City, the City of St. Louis was divided into five (5) geographic public engagement areas by neighborhood boundary (refer to the Public Engagement Area Map on the following page). These public engagement areas were used to target focus group and public meetings to provide convenient locations for all residents. In addition, they allowed for a comparative analysis of issues and priorities by geography.

This approach is in contrast to past Consolidated Plan processes, in which citizen participation was typically limited to public hearings on draft priorities and plan goals. By engaging citizens and stakeholder groups in the beginning, the data-driven process of identifying City-wide needs and establishing community development priorities has been enriched with the experiential input of service providers who administer these programs and the residents that these programs benefit.

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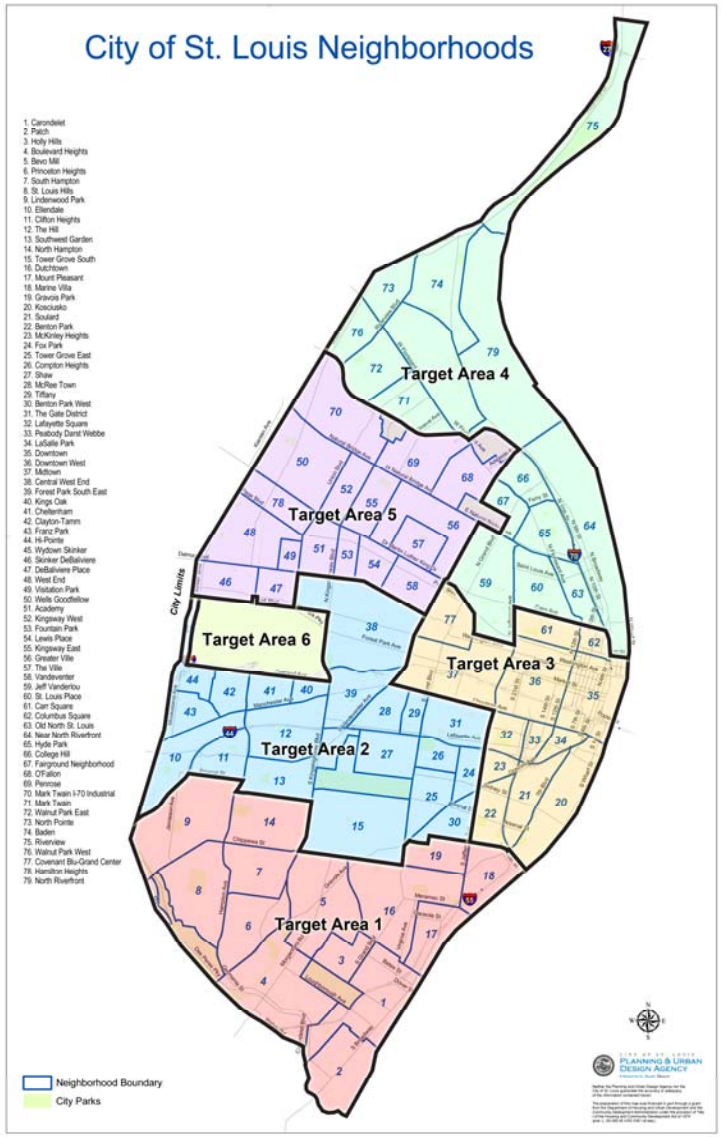
Public Engagement Areas



Geographic Focus Groups Meetings

This process began with a series of five (5) Geographic Focus Group Meetings held in each of the public engagement areas. Focus groups were comprised primarily of key staff from CBDOs and private community service providers—people who are administering programs "on the ground" on a day-to-day basis—who operate within a given geographic public engagement area. The purpose of these meetings was to solicit a representative "expert opinion" on geographically-based community needs and development priorities and begin to identify specific strategies and actions to address these needs. Strategies identified are applicable to both the given geographic public engagement area and the City of St. Louis as a whole.

Geographic Focus Group Meetings were held on the following dates at the locations listed below:

- **Geographic Focus Group Meeting #1 - North Central**
  Tuesday May 6, 2014
- **Geographic Focus Group Meeting #2 - Near South** Side
  Tuesday May 6, 2014
- **Geographic Focus Group Meeting #3 - Near North Side/Riverview**
  Thursday May 8, 2014
- **Geographic Focus Group Meeting #4 - South Central**
  Thursday May 8, 2014
- **Geographic Focus Group Meeting #5 - South Side**
  Friday May 9, 2014

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Public Meetings

Following completion of the Geographic Focus Group meetings, the City of St. Louis and consultant team conducted open Public Meetings at four different locations throughout the City. The purpose of these meetings was to present the draft strategies and actions identified in the focus group meetings, collect public feedback on community needs and priorities, and generate ideas for additional strategies and actions. Quantitative and qualitative citizen feedback was keyed to geographic public engagement areas through attendee demographic polling (including the public engagement area and specific City of St. Louis Neighborhood where attendees live).

Public Meetings were held on the following dates at the locations listed below:

- **Public Meeting #1**
  O'Fallon Park Rec Plex
  Tuesday May 20, 2014
- **Public Meeting #2**
  Thomas Dunn Learning Center
  Thursday May 22, 2014
- **Public Meeting #3**
  St. Louis Association of Community Organizations
  Tuesday May 27, 2014
- **Public Meeting #4**
  UMSL @ Grand Center
  Wednesday May 28, 2014

Theme-Based Follow-Up Focus Group Meetings

Utilizing the community development priorities, strategies, and proposed activities collected from the public meetings, the City of St. Louis and consultant team conducted two (2) theme-based follow-up focus group meetings with identified community service providers and city-wide stakeholders. The purpose of these theme-based follow-up focus group meetings was three-fold: 1) first, to identify existing gaps and opportunities for improvement as identified by day-to-day service providers; 2) second, to identify potential implementers of Consolidated Plan strategies and actions; and 3) finally, to help build capacity and networks of existing service providers around identified priority activities in the City of St. Louis. Theme-based follow-up focus group meetings were held on June 25, 2014 at the Forest Park Learning Lab.

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Public Hearings

The Community Development Administration has conducted two (2) public hearings and will conduct one (1) more public hearing and a 30-day citizen comment period for the 2015-2019 City of St. Louis Consolidated Plan and 2015 Annual Action Plan during this Consolidated Plan planning process:

- **Public Hearing #1**
  2015 CDBG RFP Public Hearing
  Friday, July 25, 2014
- **Public Hearing #2**
  2015 CDBG Funding Recommendations Public Hearing
  Wednesday, September 15, 2014
- **Public Hearing #3**
  2015-2019 Draft Consolidated Plan and 2015 Annual Action Plan Public Hearing
  Tuesday, October 28, 2014

Other Public & Stakeholder Engagement Activities

In addition to the primary public engagement activities described above, this Consolidated Plan was developed with numerous on-going and supplemental public and stakeholder engagement initiatives and events. These initiatives included:

- Board of Aldermen Consolidated Plan Briefing Sessions (June 18, 2014 and August 12, 2014)
- Technical Assistance for grant writing best practices and financial management (June 27, 2014 and June 30, 2014)
- Consolidated Plan Community Survey (August 8 through September 2, 2014)

Public Engagement Summary

Citizen participation has played and important and integral role in the development of the 2015-2019 Consolidated Plan. By establishing and executing a comprehensive, geographically-based public engagement plan to engage targeted stakeholder groups and citizens-at-large, the Community Development Administration and the consultant team were able collect detailed and statistically-relevant feedback from the outset of the planning process. This feedback played a critical role in assisting CDA and the consultant team in identifying community development priorities and plan goals from the data analyzed in the needs assessment process.

Consolidated Plan public meeting participants and survey respondents desired safer neighborhoods, better quality housing, more job opportunities, more support for youth, seniors, and disabled residents, and improved streets, sidewalks and parks. Their desires, as well as expert knowledge from focus groups, the Community Development Administration, the Planning and Urban Design Agency, the Department of Health, the Department of Human Services, and the Saint Louis Housing Authority, have shaped the priority recommendations and goals found within the Strategic Plan.

The public engagement process for this Consolidated Plan engaged 39 unique City of St. Louis stakeholders in the geographic focus group meetings and 103 unique City households in the public meetings, for a total of 142 residents and stakeholders in facilitated public engagement events. In addition to these contact points, an additional 17 organizational representatives provided feedback during the theme-based follow-up focus group meetings. Finally, 1,080 unique households responded to the web-based Consolidated Plan community survey between August 8 and September 2, 2014, and another 68

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households completed and returned paper surveys. This results in a total of 1,307 City residents and stakeholders who were involved in this Consolidated Plan process.

Compared to the previous City of St. Louis Consolidated Plan process—in which a total of six (6) City residents participated in a total of (2) public meetings—these more than 1,300 citizen and stakeholder participants represent an over 2,000 percent increase in public participation. More importantly, however, the public engagement participants in the 2015-2019 Consolidated Plan planning process represent nearly seven times the established public engagement target of 190 unique households necessary to secure a statistically-valid result. Therefore, the Community Development Administration and Board of Aldermen can be assured that citizen participation accurately represents the needs and desires of the entire City of St. Louis community.

Summary of Public Comments

Public comments on the 2015-2019 City of St. Louis Consolidated Plan were collected through three primary citizen participation activities: City-wide Public Meetings, the Consolidated Plan Community Survey, and Public Hearings. Quantitative public feedback gathered through the Public Meetings and Community Surveys were used to identify community priorities and plan goals. The desired improvements and community development priorities identified were corroborated between both the Public Meetings and Community Surveys and were the same throughout the City, regardless of geographic target area.

Public meeting attendees were able to rank a series of 10 community development improvements that correlate to federal formula block grant eligible activities. Responses prioritizing these desired improvements are as follows:

- Safer neighborhoods (60.8%)
- Better quality housing (45.4%)
- More jobs (42.3%)
- More support for youth, seniors, and the disabled (28.9%)
- Improved streets, sidewalks, and parks (27.8%)
- More retail stores (18.6%)
- More support for homeless people (11.3%)
- More recreational facilities and activities (9.3%)
- Greater access to healthcare services (7.2%)
- Greater access to food (6.2%)

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The top four (4) community development priorities at all four (4) public meetings, as ranked by the 103 public meeting participants, are as follows:

- Housing Quality and Quantity (21%)
- Public Services (19%)
- Economic Development (15%)
- Neighborhood Improvements (15%)

Suggested community development activities within these priorities are detailed below:

- Housing Quality and Quantity
  - Home repair (33%)
  - Affordable Housing (31%)
  - Landlord and renter education and screening (14%)
  - Market-rate for-sale housing (12%)
- Public Services
  - Crime prevention (30%)
  - Youth services (19%)
  - Healthcare services (17%)
  - Early childhood services (13%)
- Economic Development
  - Attraction and retention of businesses (29%)
  - Job training and placement (27%)
  - Small business loans (22%)
  - Local neighborhood retail (14%)
- Neighborhood Improvement
  - Demolition of derelict buildings (22%)
  - Building code enforcement (16%)
  - Neighborhood cleanup (16%)
  - Neighborhood beautification (15%)
  - Building façade improvements (13%)
- Infrastructure
  - Improved street and pedestrian lighting (33%)
  - Street and sidewalk repair (32%)

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- Park and playground facilities (16%)
- Bike paths and lanes (11%)

- Public Facilities
  - Early childhood educations centers (30%)
  - Recreation and community centers (24%)
  - Community health centers (22%)
  - Adult education centers (16%)

- Homelessness Services
  - Services for mental health and substance abuse populations (31%)
  - Transitional-to-permanent housing (24%)
  - Emergency shelters (20%)
  - Services for mothers and children (17%)

- Non-Homeless Special Needs
  - Offender re-entry services (32%)
  - Financial literacy services (21%)
  - Senior citizen services (21%)
  - Disability services (15%)

Summary of Public Comments Not Accepted

To date, no public comments have not been accepted. This section will be completed upon completion of all public hearings.

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Conclusion

Through this Consolidated Plan, the City of St. Louis will direct a projected $100 million of federal funding to ensure the availability, accessibility, affordability, and sustainability of high-quality housing, communities, and economic opportunities. These priorities and objectives have been closely coordinated with City-wide budget priorities, programs, and community development activities to leverage private investment and realize the maximum impact of each dollar spent.

In order to effectively serve the City of St. Louis and work within the City's existing market characteristics, this Consolidated Plan is data driven, with identified geographic target areas to maximize the impact and leverage potential of community development investments. Developed through four (4) public meetings, focus group engagement with over 50 community stakeholders, and the input of over 1,000 residents of the City of St. Louis, the Community Development Administration is confident that the 2015-2019 Consolidated Plan represents the consensus needs and desires of the citizens of St. Louis, and will effectively serve the City's 318,000 residents, low- to moderate-income households, and numerous vibrant and unique neighborhoods and communities.

The City of St. Louis has an enviable record of past performance in achieving and exceeding the goals set forth for its Consolidated Plan programs. The 2015-2019 Consolidated Plan builds upon that success with objectives that include the production of new affordable rental and for sale housing, homelessness outreach and prevention, improvement of public safety and community image, enhanced provision of social services, and coordinated economic development activities to improve access to jobs, community-supportive businesses, and sustainable economic empowerment for all citizens. Through successful fulfillment of this Consolidated Plan, the City of St. Louis will achieve real and lasting progress toward creation of a vibrant and sustainable future.

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PR-05 Lead & Responsible Agencies

Lead & Responsible Agencies

Federal formula block grant funds available to the City of St. Louis are administered by three (3) key City departments. These are the Community Development Administration (CDA) (which administers the CDBG and HOME programs), the Department of Human Services (which administers the ESG program), and the Department of Health (which administers the HOPWA program).

Entity type and role for these three (3) entities are provided in the table below:

Agency Role	Participating Jurisdiction Name	Department/Agency
Lead Agency	City of St. Louis	Community Development Administration (CDA)
CDBG Administrator	City of St. Louis	Community Development Administration (CDA)
HOPWA Administrator	City of St. Louis	Department of Health
HOME Administrator	City of St. Louis	Community Development Administration (CDA)
ESG Administrator	City of St. Louis	Department of Human Services

TABLE 1 – RESPONSIBLE AGENCIES

Other City departments and quasi-governmental entities, such as the Planning and Urban Design Department, St. Louis Development Corporation, the City's Law Department, Comptroller's Office, Operation Brightside, and others help administer the funding and/or implement specific programs or projects identified in the Consolidated Plan.

In addition to the City departments described above, CDA issues Requests for Proposals (RFPs) to identify sub-recipient organizations to implement programs and projects identified in the Consolidated Plan s. These sub-recipients are instrumental in the successful fulfillment of Consolidated Plan priorities and goals. CDA also issues RFPs for non-profit and for-profit developers to undertake residential and commercial development projects using program financing to address the needs and priorities identified in the Consolidated Plan.

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Consolidated Plan Public Contact Information

Questions and comments regarding the Consolidated Plan may be addressed to:

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Community Development Administration
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St. Louis, MO 63103
GreenA@stlouis-mo.gov

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PR-10 Consultation

Introduction

While primary responsibility for the administration of Consolidated Plan funding resides with the three entities described in the previous section, Consolidated Plan-funded activities are carried out by numerous city departments and sub-recipient grantees. The knowledge, experience, and expertise of these partner organizations are critical in developing an effective and comprehensive Consolidated Plan that addresses the City's community development needs.

In addition to funding sub-recipients and other implementation partners, the City of St. Louis Consolidated Plan operates within the broader context of the full City government, a metropolitan planning organization, and various local, state, and federal agencies. These organizations operate under multiple overlapping jurisdictions with a variety of responsibilities that contribute to the goals of the Consolidated Plan. In order to ensure that Consolidated Plan activities maximize the impact and leverage potential of each federal dollar spent, it is critical that these organizations be brought to the table. In developing this Consolidated Plan, CDA and the consultant team consulted with over 40 individual agencies, groups, and organizations as described below.

Summary of Coordination Efforts

Coordination efforts with the agencies, organizations, and groups that participate in the implementation of activities and programs funded under this Consolidated Plan were comprised a four (4) major initiatives: 1) City departmental meetings and outreach; 2) geographic focus group meetings; 3) theme-based follow-up focus group meetings, and 4) Board of Aldermen Consolidated Plan briefing sessions. A detailed description of each initiative is provided below:

City Departmental Meetings & Outreach

Throughout the Consolidated Plan planning process, the Community Development Administration interfaced regularly with City of St. Louis Departments responsible for the various components of plan administration and implementation. These departments, offices, and divisions include:

- City of St. Louis Building Division (Code enforcement and lead-based paint hazards)
- City of St. Louis Budget Division (City annual budgeting)
- City of St. Louis Department of Health (Housing opportunities for persons with HIV/AIDS and lead-based paint hazards)
- City of St. Louis Department of Human Services (Emergency Solutions Grants)
- City of St. Louis Planning and Urban Design Agency (Planning, administration, and data management)

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- City of St. Louis Board of Aldermen
- City of St. Louis Office of the Mayor
- St. Louis Development Corporation (Business and commercial development)

While not a City department, CDA and the consultant team also met with the St. Louis Housing Authority, a municipal corporation responsible for all public housing activities in City of St. Louis. Interface with these departments, offices, divisions, and partners occurred through a mix of meetings, phone calls, conference calls, and email correspondence. The purpose of this outreach was to collect raw data for the Needs Analysis, collect departmental and organizational plans, activities, and priorities, and solicit review and feedback of draft Consolidated Plan materials.

Community Groups, Public Agencies, and Private Service Providers

The Community Development Administration and the consultant team also consulted with numerous community groups, public agencies, and private community services providers through focus group meetings (described in detail in section PR-15 Citizen Participation). Primary consultation with community groups and organizations occurred through five (5) Geographic Focus Group Meetings, comprised primarily of key staff from community-based development organizations (CBDOs) and other community organizations and CDBG sub-recipients. Coordination with public agencies and private community service providers occurred through two (2) theme-based follow-up focus group meetings (described in detail in section PR-15 Citizen Participation). The purpose of this coordination was to identify 1) programs and other initiatives that are currently in place to advance progress in a particular priority need area; 2) critical gaps in current program and service delivery that are compromising progress in this area; and 3) ways to address or resolve potential gaps with HUD funding for various activities.

Board of Aldermen Consolidated Plan Briefing Sessions

The Community Development Administration conducted two (2) briefing sessions to consult with the Board of Aldermen and receive input and feedback on the 2015-2019 Consolidated Plan planning process. The first briefing session was held on June 18, 2014. Its purpose was to update the Board of Aldermen with the public feedback gathered to date, demonstrate the public engagement process and the facilitation techniques used, outline the draft priorities and Consolidated Plan Goals, and obtain feedback from the Board of Aldermen on strategies for improving the process. As a result of this briefing session, the Community Development Administration and the consultant team developed and deployed the community survey described below. The second briefing was held on August 12, 2014. Conducted jointly with the HUD St. Louis Field Office, its purpose was to provide an update the Consolidated Plan process to date and to discuss the 2015 CDBG (Non-Housing) RFP and proposal evaluation and rating process.

Continuum of Care – Coordination Activities

The Community Development Administration and consultant team met with 13 Continuum of Care service providers—some on multiple occasions—during the geographic and theme-based focus group meetings. Continuum of Care service providers who participated covered a wide range of program activities, including emergency shelter (St. Patrick's Center); temporary to permanent housing (Almost Home; The Bridge); housing and housing services providers (St. Louis Housing Authority; Urban Strategies); fair housing services (Equal Housing Opportunity Council); health services (City of St. Louis Department of Health; Missouri Department of Mental Health); housing services for persons with HIV/AIDS (Doorways); and special needs populations, including the chronically homeless, behavioral health and dual-diagnosis populations, disabled homeless, families with children, veterans, and unaccompanied youth (Paraquad; Places for People, Inc.; Queen of Peace Center; United Way).

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During the initial geographic focus groups, organizational representatives identified key needs, programmatic priorities, and issues with past performance and funding as it pertains to Emergency Solutions Grant program and homeless services activities. This feedback was used to develop draft priority needs and Consolidated Plan goals. Following development of these draft priorities and Consolidated Plan goals, the consultant team met with Continuum of Care services providers in a theme-based follow-up focus group meeting on Homelessness Services and Non-Homeless Special Needs. The purpose of these theme-based follow-up focus group meetings was three-fold: 1) first, to identify existing gaps and opportunities for improvement as identified by day-to-day service providers; 2) second, to identify potential implementers of Consolidated Plan strategies and actions; and 3) finally, to help build capacity and networks of existing service providers around identified priority activities in the City of St. Louis.

Continuum of Care – Consultation Activities

Emergency Solutions Grant (ESG) funds are administered by the City of St. Louis Department of Human Services and allocated to Continuum of Care service providers. In addition, the Department of Human Services oversees compliance of the Homelessness Management Information System (HMIS), which is operated by MISI (and HMIS service provider) and includes point-in-time (PIT) counts and service provision data on Continuum partners.

As in the past, ESG administration as well as operation and administration of the HMIS will reside with the Department of Human Services. As a result, the Community Development Administration and consultant team have utilized performance standards, outcome evaluation procedures, and allocation formulas used by the Department of Health in preparing the homelessness services goals and activities of this Consolidated Plan.

Starting in January 2014, the City of St. Louis Continuum of Care general meetings and executive board meetings began convening quarterly. The general meetings are conducted as strategic planning and training sessions for the entire CoC such as, SOAR (SSI/SSDI Outreach, Access and Recovery) Training, Service Delivery Enhancement, Network Informational, Project Restructuring, Project Implementation (Community Housing Solution Centers), etc.

The City of St. Louis requires their ESG sub-grantees to participate in their local Continuum of Care (CoC) and its community planning process to make sure collaboration and planning take place at the local level. This is based on HUD's mandate to coordinate with CoCs and to prevent duplication, waste, and assure sub-grantees that can best provide eligible services are identified and funded.

The City of St. Louis expects ESG sub-grantees to participate in local community planning that prevents duplication and aligns ESG program activities with the Continuum of Care strategies to prevent and end homelessness and encourage links to employment and other programs that support economic self-sufficiency. This expectation will be identified in City of St. Louis' ESG Program's Request for Proposals (RFP) and contract documents with sub-grantees.

Participating Agencies, Groups, and Organizations

The City of St. Louis Community Development Administration and consultant team engaged the following agencies, groups, and organizations during this Consolidated Plan planning process. These groups all participated in the creation of the City of St. Louis 2015-2019 Consolidated Plan.

Housing

- Better Family Life, Inc.
- Bevo-Long CEC

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- Bywater Development
- Carondelet Community Betterment Federation
- Community Renewal and Development
- Cornerstone Corporation
- DeSales Community Housing Corporation
- Dutchtown South Community Corporation
- Habitat for Humanity – Saint Louis
- Hamilton Heights Neighborhood Organization
- Justine Petersen Housing and Reinvestment Corporation
- Lutheran Housing Support Preservation
- Mary Ryder Home
- McCormack Baron Salazar
- North Newstead Association
- Northside Community Housing, Inc.
- Old North St. Louis Restoration Group
- Park Central Development Corporation
- Places for People, Inc.
- Riverview West Florissant Development Corporation
- St. Louis Equity Fund, Inc. (SLEFI)
- St. Louis Housing Authority
- Tower Grove Neighborhoods Community Development Corporation
- Urban Improvement Construction (UIC)
- Urban Strategies

Public Housing Authority

- St. Louis Housing Authority

Continuum of Care

- City of St. Louis Department of Human Services – Lead Agency
- Almost Home
- The Bridge
- Doorways
- Metropolitan St. Louis Equal Housing Opportunity Council (EHOC)
- Missouri Department of Mental Health
- Paraquad
- Places for People, Inc.

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- Queen of Peace Center
- City of St. Louis Department of Health
- St. Louis Housing Authority
- St. Patrick's Center
- United Way
- Urban Strategies

Services – Children

- Better Family Life, Inc.
- Big Brothers, Big Sisters
- Epworth Children & Family Services
- Gene Slay Boys Club St. Louis
- Queen of Peace Center

Services – Elderly

- Mary Ryder Home
- Queen of Peace Center
- United Way

Services – Persons w/ Disabilities

- Paraquad
- Places for People, Inc.
- United Way

Services – Persons w/ HIV/AIDS

- Doorways

Services – Victims of Domestic Violence

- Epworth Children and Family Services
- Queen of Peace Center

Services – Homelessness

- Almost Home
- The Bridge
- St. Patrick's Center

Services – Health

- Better Family Life, Inc.

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- Community Health Services/Grace Hill Health Center
- Unites Way

Services – Education

- Big Brothers, Big Sisters
- Epworth Children & Family Services
- Queen of Peace Center
- United Way

Services – Employment

- Better Family Life, Inc.
- Near Southside Employment Coalition

Services – Fair Housing

- Metropolitan St. Louis Equal Housing Opportunity Council (EHOC)

Health Agency

- Missouri Department of Mental Health

Child Welfare Agency

- Big Brothers, Big Sisters
- Epworth Children & Family Services

Publically Funded Institution/System of Care

- Missouri Department of Mental Health
- City of St. Louis Department of Health

Other Government – Federal

- HUD St. Louis Field Office
- Cloudburst Group
- The Reinvestment Fund

Other Government – State

- Missouri Department of Mental Health

Other Government – County

(The City of St. Louis is an independent city; therefore, no applicable County government entities exist.)

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Other Government – Local

- City of St. Louis Building Division
- City of St. Louis Budget Division
- City of St. Louis Department of Health
- City of St. Louis Department of Human Services
- City of St. Louis Planning and Urban Design Agency
- City of St. Louis Board of Aldermen
- City of St. Louis Office of the Mayor
- St. Louis Development Corporation

Regional Organization

- East-West Gateway Council of Governments
- Illinois Facilities Fund (IFF)
- St. Louis Equity Fund, Inc. (SLEFI)

Planning Organization

- East-West Gateway Council of Governments
- City of St. Louis Planning and Urban Design Agency

Business Leaders

- McCormack Baron Salazar
- Bywater Development
- Urban Improvement Construction (UIC)

Civic Leaders

- Congress for Racial Equality (CORE)
- Sharon Tyus, 1st Ward Alderwoman
- Dionne Flowers, 2nd Ward Alderwoman
- Samuel Moore, 4th Ward Alderman
- Tammika Hubbard, 5th Ward Alderwoman
- Christine Ingrassia, 6th Ward Alderwoman
- Phyllis Young, 7th Ward Alderwoman
- Kenneth Ortmann, 9th Ward Alderman
- Larry Arnowitz, 12th Ward Alderman
- Beth Murphy, 13th Ward Alderman
- Jennifer Florida, 15th Ward Alderwoman
- Joe Roddy, 17th Ward Alderman

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- Terry Kennedy, 18th Ward Alderman
- Marlene Davis, 19th Ward Alderman
- Craig Schmid, 20th Ward Alderman
- Antonio French, 21st Ward Alderman
- Jeffrey Boyd, 22nd Ward Alderman
- Shane Cohn, 25th Ward Alderman
- Chris Carter, 27th Ward Alderman
- Lyda Krewson, 28th Ward Alderwoman

Other – Neighborhood Improvement

- Lewis Place Historical Preservation
- Mount Pleasant Neighborhood Association
- Shaw Neighborhood Improvement Association
- Skinker DeBaliviere Community Council
- Southhampton Neighborhood Association
- St. Louis Association of Community Organizations (SLACO)
- West End Neighbors

Other – Energy Assistance

- Missouri Energy Care, Inc.

Other – Participatory Budgeting

- MORE

Other – CDFI/Financial Services

- St. Louis Community Credit Union

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Additional Planning Efforts Contributing to Consolidated Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
City of St. Louis Sustainability Plan and Mayor's Sustainability Action Agenda	City of St. Louis	The Consolidated Plan and Sustainability Plan goals are closely aligned. The priority actions from the Mayor's Sustainability Action Agenda are referenced throughout the Consolidated Plan.
City of St. Louis Community Health Improvement Plan - 2012	City of St. Louis Department of Health	Recommendations in the Health Improvement Plan helped frame Consolidated Plan discussions around public safety, prevention of HIV/AIDS, and public services to promote equitable distribution of wealth through increasing avenues of economic/financial autonomy.
St. Louis Regional Youth Violence Prevention Task Force Community Plan – June 2013	St. Louis Regional Youth Violence Prevention Task Force, co-chaired by leaders from the Incarnate Word Foundation, Deaconess Foundation, and Missouri Foundation for Health	The Youth Violence Prevention plan identifies strategies in four key areas of youth violence: prevention, intervention, enforcement and re-entry. These strategies were considered when determining public safety needs and public services priorities.

TABLE 2 – OTHER LOCAL / REGIONAL / FEDERAL PLANNING EFFORTS

Coordination with Other Public Entities in the Implementation of the Consolidated Plan

Other public entities participating in the Consolidated Plan process included the East-West Gateway Council of Governments and the Missouri Department of Mental Health. The Consolidated Plan also draws upon additional planning efforts (listed in Table 3) that had participation from local governments and intermediaries outside the City of St. Louis. Finally, the City coordinates with other public entities frequently in the implantation of Consolidated Plan activities, including coordination with St. Louis County (especially with regards to economic development activities) and coordination with Continuum of Care partners and agencies (especially with regard to programs funded by the Emergency Solutions Grant).

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PR-15 Citizen Participation

Introduction

For the development of this Consolidated Plan, citizen participation and public engagement were employed as an integral part of the needs assessment and priority-setting process. The public engagement process has engaged City residents and staff from community-based development organizations (CBDOs) and other institutions that administer community and economic development programs from the very beginning of the Consolidated Plan process.

In order to ensure meaningful and comprehensive public participation, the Community Development Administration and the consultant team developed a citizen participation and public engagement plan to achieve the following three objectives:

- Utilize the capacity and established networks of the Community Builders Network of St. Louis (CBN) and other place-based community development agencies and organizations to maximize the impact of public outreach and engagement efforts.
- Engage citizens and stakeholders from the earliest stages of the Consolidated Plan planning process to ensure that citizen input plays a central role in identifying plan priorities and developing plan goals and activities.
- Establish and achieve a statistically-relevant target for public engagement contacts that accurately represents geographic and demographic similarities and differences throughout the City of St. Louis.

These objectives were achieved through the following citizen participation and public engagement initiatives: 1) Geographic Focus Group Meetings; 2) City-wide Public Meetings; 3) Theme-based Follow-up Focus Group Meetings; 4) Public Hearings; and 5) other public and stakeholder engagement activities.

In order to facilitate citizen and stakeholder involvement from throughout the entire City, the City of St. Louis was divided into five (5) geographic public engagement areas by neighborhood boundary (refer to the Public Engagement Area Map on the following page). These public engagement areas were used to target focus group and public meetings to provide convenient locations for all residents. In addition, they allowed for a comparative analysis of issues and priorities by geography.

This approach is in contrast to past Consolidated Plan processes, in which citizen participation was typically limited to public hearings on draft priorities and plan goals. By engaging citizens and stakeholder groups in the beginning, the data-driven process of identifying City-wide needs and establishing community development priorities has been enriched with the experiential input of service providers who administer these programs and the residents that these programs benefit.

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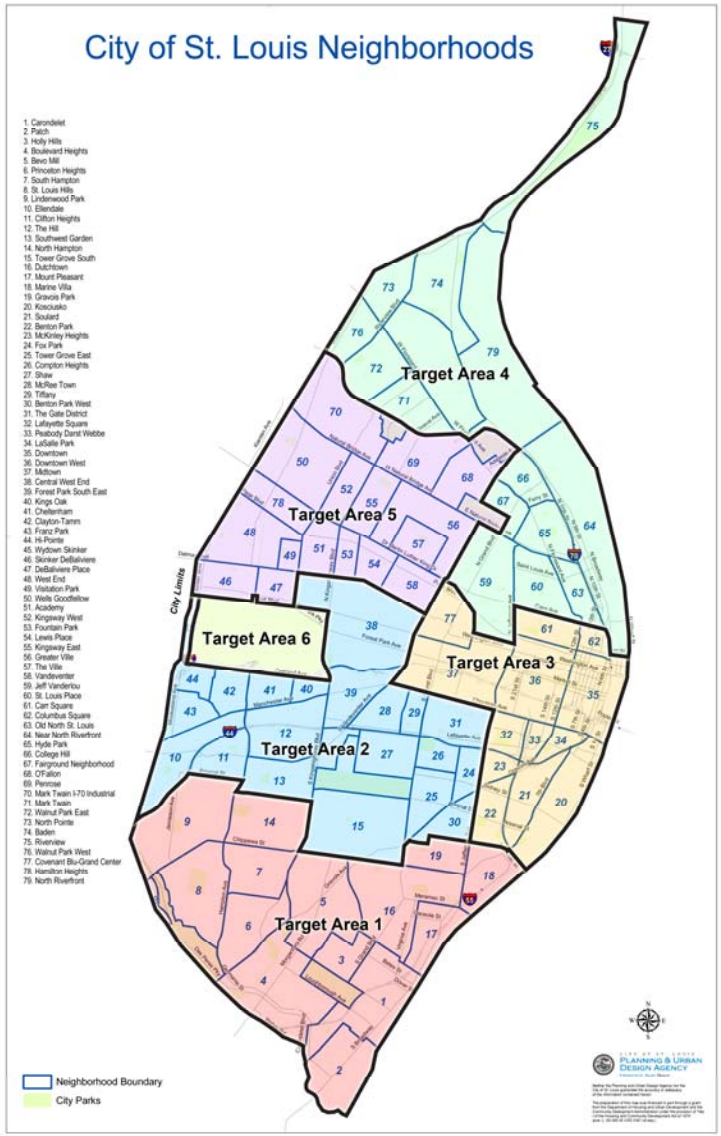
Public Engagement Areas



By engaging citizens and stakeholder groups in the beginning, the data-driven process of identifying City-wide needs and establishing community development priorities has been enriched with the experiential input of service providers who administer these programs and the residents that these programs benefit.

In addition to the aforementioned objectives, the citizen participation and public engagement activities achieved or exceeded the citizen participation goals of set forth by HUD. Utilizing communications and outreach materials from CDA and the consultant team, 1) low- and moderate-income persons; 2) residents of slum an blighted areas, predominantly low- and moderate-income neighborhoods, and areas where CDBG funds are proposed to be used; and 3) minority residents; were specifically targeted for participation in geographic focus groups and public meetings. CDA and the consultant team also worked with local agencies and institutions to target outreach to other special needs populations. These include: 4) the International Institute to target non-English persons; 5) Paraquad to target persons with disabilities; and 6) the St. Louis Housing Authority to target public housing residents and other low-income residents of targeted revitalization areas in which public housing developments are located. Finally, the consultant team specifically invited a broad base of local and regional institutions and organizations to participate in geographic and theme-based focus groups. These groups include the Continuum of Care, business and economic development organizations, local housing developers, youth service providers, domestic violence prevention and women's shelter providers, disabled services, and community-based development organizations. These entities provide a mix of city-wide and geographically-specific services.

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In order to achieve these objectives, this Consolidated Plan citizen participation and public engagement plan consisted of the following major initiatives: 1) Geographic Focus Group Meetings; 2) City-wide Public Meetings; 3) Theme-based Follow-up Focus Group Meetings; 4) Public Hearings; and 5) other public and stakeholder engagement activities. The scope of these initiatives is described in detail below.

Geographic Focus Groups Meetings

This process began with a series of five (5) Geographic Focus Group Meetings. For the purpose of public engagement, the City of St. Louis was divided into five (5) geographic public engagement areas by neighborhood boundary (refer to Figure 1 on the facing page). These public engagement areas include 1) the South Side (public engagement area #1); 2) South Central (public engagement area #2); 3) Near South Side (public engagement are #3); 4) Near North Side/Riverview (public engagement area #4); and 5) North Central (public engagement area #5). One Geographic Focus Group meeting was held in each of the five engagement areas, as listed below:

- **Geographic Focus Group Meeting #1 - North Central**
  O'Fallon Park Rec Plex
  Tuesday May 6, 2014
- **Geographic Focus Group Meeting #2 - Near South Side**
  City of St. Louis Community Development Administration
  Tuesday May 6, 2014
- **Geographic Focus Group Meeting #3 - Near North Side/Riverview**
  Old North St. Louis Restoration Group
  Thursday May 8, 2014
- **Geographic Focus Group Meeting #4 - South Central**
  Park Central Development Corporation
  Thursday May 8, 2014
- **Geographic Focus Group Meeting #5 - South Side**
  Carondelet Park Rec Plex
  Friday May 9, 2014

Focus groups were comprised primarily of key staff from CBDOs and private community service providers—people who are administering programs "on the ground" on a day-to-day basis—who operate within a given geographic public engagement area. Focus groups were small—8 to 12 attendees—in order to allow for each member to fully participate and provide input. The purpose of these meetings was to solicit a representative "expert opinion" on geographically-based community needs and development priorities and begin to identify specific strategies and actions to address these needs. Strategies identified are applicable both the given geographic public engagement area and the City of St. Louis as a whole. Thirty-nine (39) unique stakeholders attended these five (5) geographic focus group meetings to provide input.

Public Meetings

Following completion of the Geographic Focus Group meetings, the City of St. Louis and consultant team conducted open Public Meetings at four different locations throughout the City on the four dates and locations listed below:

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- **Public Meeting #1**
  O'Fallon Park Rec Plex
  Tuesday May 20, 2014
- **Public Meeting #2**
  Thomas Dunn Learning Center
  Thursday May 22, 2014
- **Public Meeting #3**
  St. Louis Association of Community Organizations
  Tuesday May 27, 2014
- **Public Meeting #4**
  UMSL @ Grand Center
  Wednesday May 28, 2014

The purpose of these meetings was to present the draft strategies and actions identified in the focus group meetings, collect public feedback on community needs and priorities, and generate ideas for additional strategies and actions. These meetings began with a 30-minute informational presentation on the Consolidated Plan, planning process, entitlement grant programs, and program evaluation. Following the presentation, attendees participated in an interactive keypad-polling exercise to gather quantitative demographic data, desired community improvements from participants, and participants' priorities for future community development investments. Meeting attendees then participated in an individual exercise to establish community development priorities by allocating a hypothetical $100 to up to 10 eligible Consolidated Plan activities. Finally, participants broke up into small groups for facilitated qualitative discussions on draft Consolidated Plan strategies and program activities. Each public meeting had between 24 and 33 unique households in attendance, for a total of 103 households represented. Quantitative and qualitative citizen feedback was keyed to geographic public engagement areas through attendee demographic polling (including the public engagement area and specific City of St. Louis Neighborhood where attendees live).

Theme-Based Follow-Up Focus Group Meetings

Utilizing the community development priorities, strategies, and proposed activities collected from the public meetings, the City of St. Louis and consultant team conducted two (2) theme-based follow-up focus group meetings with identified community service providers and city-wide stakeholders. Unlike the first five (5) geographic focus group meetings, these theme-based follow-up focus group meetings were not geographically-specific but city-wide.

These follow-up focus group meetings were held on Wednesday, June 25 at the Forest Park Dennis and Judith Jones Visitor Center Learning Lab. The first theme-based follow-up focus group meeting addresses Homelessness Services and Non-homeless Special Needs, and the second follow-up focus group meeting addressed Housing Quality and Quantity and Economic Development. Each meeting began with an informational presentation summarizing the Consolidated Plan planning process date and stakeholder and public feedback. Focus group attendees then participated in a facilitated discussion session with two parts. First, they reviewed a consensus list of City-wide challenges and suggested actions relating to the given theme area that were developed through the geographic focus groups and public meetings. Following this, attendees were asked to review and comment on a series of proposed actions (developed in conjunction with the Community Development Administration and other City departments and agencies) and provide input and ideas on 1) what organizations and programs are currently working on or in place to advance progress in a particular area?; 2) what are the critical gaps in current program and service delivery that are compromising progress in this area?; and 3) what are ideas to address or resolve gaps with HUD funding?

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The purpose of these theme-based follow-up focus group meetings was three-fold: 1) first, to identify existing gaps and opportunities for improvement as identified by day-to-day service providers; 2) second, to identify potential implementers of Consolidated Plan strategies and actions; and 3) finally, to help build capacity and networks of existing service providers around identified priority activities in the City of St. Louis. Seventeen (17) unique organizational representatives attended these follow-up focus group meetings.

Public Hearings

The Community Development Administration has conducted two (2) public hearings and will conduct one (1) more public hearing and a 30-day citizen comment period for the 2015-2019 City of St. Louis Consolidated Plan and 2015 Annual Action Plan during this Consolidated Plan planning process. The details of these three (3) public hearings are described below:

- **2015 Community Development Block Grant RFP Public Hearing (Public Hearing #1):** The Community Development Administration conducted Public Hearing #1, a public hearing on the 2015 Community Development Block Grant Request-for-Proposals (RFP), on Friday, July 25, 2014. This public hearing followed the issuance of the 2015 CDBG (Non-Housing) RFP on July 11, 2014 and was advertised in the St. Louis Post-Dispatch (newspaper of record); St. Louis American (newspaper of record); the International Institute; Mind's Eye Radio; and on the City of St. Louis website on July 10-11, 2014. Public Hearing #1 was held at 1:30 PM at the office of the Community Development Administration. A total of 47 residents and stakeholders attended Public Hearing #1.

- **2015 Community Development Block Grant Funding Recommendations Public Hearing (Public Hearing #2):** The Community Development Administration conducted Public Hearing #2, a public hearing on the 2015 CDBG Funding Recommendations on Wednesday, September 10, 2014. This public hearing coincided with publication of the funding recommendations on September 17, 2014 and was advertised in the St. Louis Post-Dispatch (newspaper of record); St. Louis American (newspaper of record); the International Institute; Mind's Eye Radio; and on the City of St. Louis website on August 22 and August 28, 2014. Public Hearing #2 was held at 1:30 PM at the office of the Community Development Administration. A total of __ residents and stakeholders attended Public Hearing #2.

- **2015-2019 Draft Consolidated Plan and 2015 Annual Action Plan Public Hearing (Public Hearing #3):** The Community Development Administration conducted Public Hearing #3, a public hearing on the 2015-2019 Draft Consolidated Plan and 2015 Annual Action Plan on Tuesday, October 28, 2014. This public hearing followed the publication and 30-day comment period of the Draft Consolidated Plan from October 13 to November 13, 2014 and was advertised in the St. Louis Post-Dispatch (newspaper of record); St. Louis American (newspaper of record); the International Institute; Mind's Eye Radio; and on the City of St. Louis website on October 9-10, 2014. Public Hearing #3 was held at -:-- PM at the office of the Community Development Administration. A total of __ residents and stakeholders attended Public Hearing #3.

Other Public & Stakeholder Engagement Activities

In addition to the primary public engagement activities described above, this Consolidated Plan was developed with numerous on-going and supplemental public and stakeholder engagement events. These events included:

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- **Board of Aldermen Consolidated Plan Briefing Sessions:** The Community Development Administration conducted two (2) briefing sessions with Board of Aldermen on the 2015-2019 Consolidated Plan planning process. The first briefing session was held on June 18, 2014. Its purpose was to update the Board of Aldermen with the public feedback gathered to date, demonstrate the public engagement process and the facilitation techniques used, outline the draft priorities and Consolidated Plan Goals, and obtain feedback from the Board of Aldermen on strategies for improving the process. As a result of this briefing session, the Community Development Administration and the consultant team developed and deployed the community survey described below. The second briefing was held on August 12, 2014. Conducted jointly with the HUD St. Louis Field Office, its purpose was to provide an update the Consolidated Plan process to date and to discuss the 2015 CDBG (Non-Housing) RFP and proposal evaluation and rating process.

- **Technical Assistance:** As part of the 2015 CDBG (Non-Housing) RFP process, the Community Development Administration conducted two (2) capacity-building training work sessions for potential grant applicants and grantees. On Friday, June 27, 2014, CDA held an interactive work session on grant proposal writing and best practices. On Monday, June 30, 2014, CDA held an interactive work session on financial management and grant awards for potential grantees. These technical assistance work sessions were held at the Community Development Administration office and were open to the public.

- **Consolidated Plan Community Survey:** Based upon feedback from the Board of Alderman, the Community Development Administration and the consultant team developed a community survey to collect supplemental public feedback from City residents who were unable to attend one of the four (4) Consolidated Plan Public Meetings. This community survey is based on the structure of and questions asked in the keypad-polling sessions conducted at the public meetings. The survey period was opened on Friday, August 8, 2014 and closed on Tuesday, September 2, 2014. During this time, a web-based interactive survey as well as a printable PDF version were available on the home page of the City of St. Louis' website (http://www.stlouis-mo.gov/). In addition, paper surveys were provided to the following organizations and agencies for City residents to complete in person during normal office hours:
    - Greater Ville Neighborhood Preservation Commission
    - North Newstead Association
    - St. Louis Housing Authority
    - Northside Youth and Senior Service Center
    - Old North St. Louis Restoration Group
    - Tower Grove Neighborhoods Community Development Corporation
    - Skinker DeBaliviere Community Council

  During the survey period, a total of 1,080 unique City of St. Louis residents completed the survey online, and another 68 individuals completed at returned paper copies of the survey for a total of 1,148 respondents.

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Public Engagement Summary

Citizen participation has played an important and integral role in the development of the 2015-2019 Consolidated Plan. By establishing and executing a comprehensive, geographically-based public engagement plan to engage targeted stakeholder groups and citizens-at-large, the Community Development Administration and the consultant team were able to collect detailed and statistically-relevant feedback from the outset of the planning process. This feedback played a critical role in assisting CDA and the consultant team in identifying community development priorities and plan goals from the data analyzed in the needs assessment process.

Consolidated Plan public meeting participants and survey respondents desired safer neighborhoods, better quality housing, more job opportunities, more support for youth, seniors, and disabled residents, and improved streets, sidewalks and parks. Their desires, as well as expert knowledge from focus groups, the Community Development Administration, the Planning and Urban Design Agency, the Department of Health, the Department of Human Services, and the Saint Louis Housing Authority, have shaped the priority recommendations and goals found within the Strategic Plan.

The public engagement process for this Consolidated Plan engaged 39 unique City of St. Louis stakeholders in the geographic focus group meetings and 103 unique City households in the public meetings, for a total of 142 residents and stakeholders in facilitated public engagement events. In addition to these contact points, an additional 17 organizational representatives provided feedback during the theme-based follow-up focus group meetings. Finally, over 760 unique households responded to the Consolidated Plan community survey between August 8 and September 2, 2014. Compared to the previous City of St. Louis Consolidated Plan process—in which a total of six (6) City residents participated in a total of (2) public meetings—these nearly 1,000 citizen and stakeholder participants represent an over 1,500 percent increase in public participation. More importantly, however, the nearly 1,000 public engagement participants in the 2015-2019 Consolidated Plan planning process represent five times the established public engagement target of 190 unique households necessary to secure a statistically-valid result. Therefore, the Community Development Administration can be assured that citizen participation accurately represents the needs and desires of the entire City of St. Louis community.

Summary of Public Comments

Public comments on the 2015-2019 City of St. Louis Consolidated Plan were collected through three primary citizen participation activities: City-wide Public Meetings, the Consolidated Plan Community Survey, and Public Hearings. Quantitative public feedback gathered through the Public Meetings and Community Surveys were used to identify community priorities and plan goals. The desired improvements and community development priorities identified were corroborated between both the Public Meetings and Community Surveys and were the same throughout the City, regardless of geographic target area.

Public meeting attendees were able to rank a series of 10 community development improvements that correlate to federal formula block grant eligible activities. Responses prioritizing these desired improvements are as follows:

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- Safer neighborhoods (60.8%)
- Better quality housing (45.4%)
- More jobs (42.3%)
- More support for youth, seniors, and the disabled (28.9%)
- Improved streets, sidewalks, and parks (27.8%)
- More retail stores (18.6%)
- More support for homeless people (11.3%)
- More recreational facilities and activities (9.3%)
- Greater access to healthcare services (7.2%)
- Greater access to food (6.2%)

The top four (4) community development priorities at all four (4) public meetings, as ranked by the 103 public meeting participants, are as follows:

- Housing Quality and Quantity (21%)
- Public Services (19%)
- Economic Development (15%)
- Neighborhood Improvements (15%)

Suggested community development activities within these priorities are detailed below:

- Housing Quality and Quantity
  - Home repair (33%)
  - Affordable Housing (31%)
  - Landlord and renter education and screening (14%)
  - Market-rate for-sale housing (12%)
- Public Services
  - Crime prevention (30%)
  - Youth services (19%)
  - Healthcare services (17%)
  - Early childhood services (13%)

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- Economic Development
  - Attraction and retention of businesses (29%)
  - Job training and placement (27%)
  - Small business loans (22%)
  - Local neighborhood retail (14%)
- Neighborhood Improvement
  - Demolition of derelict buildings (22%)
  - Building code enforcement (16%)
  - Neighborhood cleanup (16%)
  - Neighborhood beautification (15%)
  - Building façade improvements (13%)
- Infrastructure
  - Improved street and pedestrian lighting (33%)
  - Street and sidewalk repair (32%)
  - Park and playground facilities (16%)
  - Bike paths and lanes (11%)
- Public Facilities
  - Early childhood educations centers (30%)
  - Recreation and community centers (24%)
  - Community health centers (22%)
  - Adult education centers (16%)
- Homelessness Services
  - Services for mental health and substance abuse populations (31%)
  - Transitional-to-permanent housing (24%)
  - Emergency shelters (20%)
  - Services for mothers and children (17%)
- Non-Homeless Special Needs
  - Offender re-entry services (32%)
  - Financial literacy services (21%)
  - Senior citizen services (21%)
  - Disability services (15%)

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Summary of Public Comments Not Accepted

To date, no public comments have not been accepted. This section will be completed upon completion of all public hearings.

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NA-05 Overview

Needs Assessment Overview

Housing cost burden (spending > 30% of income on rent) and severe housing cost burden (spending > 50% of household income on rent) is a significant and common housing problem in the City of St. Louis. It affects a particularly high number of households, especially (and unsurprisingly) those with household incomes of 30% AMI or lower, and it is also a problem that is common and affects owner and renter households across all low and moderate income levels and all family types.

This housing cost burden is subject to geographic and racial disparities. Concentrations are seen in the central corridor/I-64 corridor; north of Delmar Boulevard (specifically the Greater Ville, Hyde Park, Wells-Goodfellow, Baden, and Riverview neighborhoods); and neighborhoods in the south east quadrant of the City (neighborhoods such as Tower Grove East, Gravois Park, Dutchtown, Carondelet, Patch, and Marine Villa).

The geographic concentrations correspond to areas with longer average commute times, increased transportation cost, lack of access to social services and community assets (grocery stores, early childhood services, educational facilities, etc.), increased unemployment rates, and high concentrations of extreme low income (30% area median income (AMI)) and low income (60% AMI) households. This correlation indicates a significant barrier to community revitalization, equitable access to employment and neighborhood assets, and the overall sustainability of the City. It also suggests that housing cost burden is related to household income and ancillary costs more than to a lack of affordable housing units. However, a substantial portion of the City's occupied housing is very old and has suffered deterioration due to poor maintenance. New and substantially rehabbed housing units with affordability restrictions are generally of much higher quality than market-rate housing units with rents that are considered affordable, especially in geographic areas with high housing cost burden. As a result, there is a significant demand for housing units with affordability restrictions because of the higher quality of these units.

The ongoing need for home repair activities is also a key component of access to quality, affordable housing. St. Louis possesses a great diversity of housing types, much of which is considered to be affordable. These housing types are also well distributed through the City as a whole. However, the majority of housing in general—and affordable housing in particular—is more than fifty years old. As a result, ongoing maintenance, stabilization, and repair of existing housing stock is critical to maintaining a necessary supply of affordable housing throughout the City. In addition, the historic housing stock of St. Louis is one of the key assets that the City can leverage to improve property values and neighborhood quality, as demonstrated by the successful revitalization of numerous St. Louis neighborhoods. Therefore, the overall sustainability of the City of St. Louis is enhanced through preservation of the City's historic housing. The challenge, however, is that the cost to rehabilitate these historic housing units is high and public subsidy limited, so targeted strategies designed to catalyze future private investment are needed.

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NA-10 Housing Needs Assessment

Summary of Housing Needs

Demographics	Base Year: 2000	Most Recent Year: 2010	% Change
Population	348,189	318,809	-8%
Households	147,286	140,439	-5%
Median Income	$27,156.00	$33,652.00	24%

TABLE 3 - HOUSING NEEDS ASSESSMENT DEMOGRAPHICS

Data Source: 2000 Census (Base Year), 2006-2010 ACS (Most Recent Year)

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households *	35,060	21,875	26,105	13,170	44,230
Small Family Households *	9,650	6,885	9,510	4,340	19,725
Large Family Households *	2,250	1,635	1,445	745	2,235
Household contains at least one person 62-74 years of age	5,035	3,475	3,535	1,885	5,290
Household contains at least one person age 75 or older	4,485	3,635	2,795	930	2,305
Households with one or more children 6 years old or younger *	5,955	3,240	3,845	1,360	3,980

* THE HIGHEST INCOME CATEGORY FOR THESE FAMILY TYPES IS >80% HAMFI

TABLE 4 - TOTAL HOUSEHOLDS TABLE

Data Source: 2006-2010 CHAS

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Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	435	155	105	0	695	55	40	20	85	200
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	425	105	90	25	645	0	30	0	10	40
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	740	445	370	105	1,660	55	235	210	105	605
Housing cost burden greater than 50% of income (and none of the above problems)	15,910	2,865	260	0	19,035	4,685	2,250	925	375	8,235
Housing cost burden greater than 30% of income (and none of the above problems)	3,830	7,025	3,325	230	14,410	1,420	1,915	4,000	1,700	9,035
Zero/negative Income (and none of the above problems)	2,360	0	0	0	2,360	455	0	0	0	455

TABLE 5 – HOUSING PROBLEMS TABLE

Data Source: 2006-2010 CHAS

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2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	17,510	3,575	825	125	22,035	4,795	2,560	1,155	575	9,085
Having none of four housing problems	7,855	10,565	13,515	5,790	37,725	2,085	5,175	10,610	6,685	24,555
Household has negative income, but none of the other housing problems	2,360	0	0	0	2,360	455	0	0	0	455

TABLE 6 – HOUSING PROBLEMS 2

Data Source: 2006-2010 CHAS

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	6,680	3,510	1,400	11,590	1,295	1,390	1,860	4,545
Large Related	1,730	530	125	2,385	335	585	325	1,245
Elderly	3,775	1,695	440	5,910	2,900	1,505	765	5,170
Other	8,990	4,520	1,700	15,210	1,645	865	2,010	4,520
Total need by income	21,175	10,255	3,665	35,095	6,175	4,345	4,960	15,480

TABLE 7 – COST BURDEN > 30%

Data Source: 2006-2010 CHAS

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	5,765	955	125	6,845	1,160	885	220	2,265
Large Related	1,335	75	0	1,410	265	280	140	685

Elderly	2,270	500	30	2,800	1,815	625	220	2,660
Other	7,645	1,435	115	9,195	1,490	530	355	2,375
Total need by income	17,015	2,965	270	20,250	4,730	2,320	935	7,985

TABLE 8 – COST BURDEN > 50%

Data Source: 2006-2010 CHAS

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	1,060	395	375	95	1,925	45	160	90	85	380
Multiple, unrelated family households	120	120	85	4	329	10	105	115	35	265
Other, non-family households	0	55	0	25	80	0	0	0	0	0
Total need by income	1,180	570	460	124	2,334	55	265	205	120	645

TABLE 9 – CROWDING INFORMATION

Data Source: 2006-2010 CHAS

6. Households with Children Present

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	7,965	3,978	3,793	15,736	1,841	1,875	2,942	6,658

TABLE 10 – HOUSEHOLDS WITH CHILDREN PRESENT

Data Source: 2007-2011 CHAS and 2007-2011 American Community Survey. While there is not a reliable source for households with children present broken out by income levels, Table 8 of the 2007-2011 CHAS data specifies the number of households by tenure and income levels by Census Tract and table B25012 of the 2007-2011 American Community Survey (the dataset that the CHAS data is based on) specifies the percentage of households with related children under 18 by tenure by Census Tract. Combining these two tables gives us the best possible estimate given the data sources available.

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Housing Assistance Needs: Single Person Households

Approximately 50% of single person households, or 30,310 households, in the City of St. Louis have one or more housing problems. Of these, 20,310 are single person renter households and 10,000 are single person owner households. Not surprisingly, housing problems are more prevalent among lower-income single person households, although the relationship between income and housing problems is different for renter households than for owner households.

The Economic and Market Analysis Division of the US Department of Housing and Urban Development makes Special Tabulations of American Community Survey data, including the presence of housing problems based on household size, available at http://www.huduser.org/portal/ast/index.htm. The most recent available data is based on the 5-year 2008-2012 American Community Survey, and defines a household with housing problems as having at least one of the following housing conditions: lacking complete plumbing facilities, lacking complete kitchen facilities, with more than 1.01 persons per room, and selected monthly owner costs greater than 30 percent of household income (2012), or gross rent as a percentage of household income (2012) of greater than 30 percent. The following chart shows the percentage of single person households with housing problems broken out by household tenure and income level.

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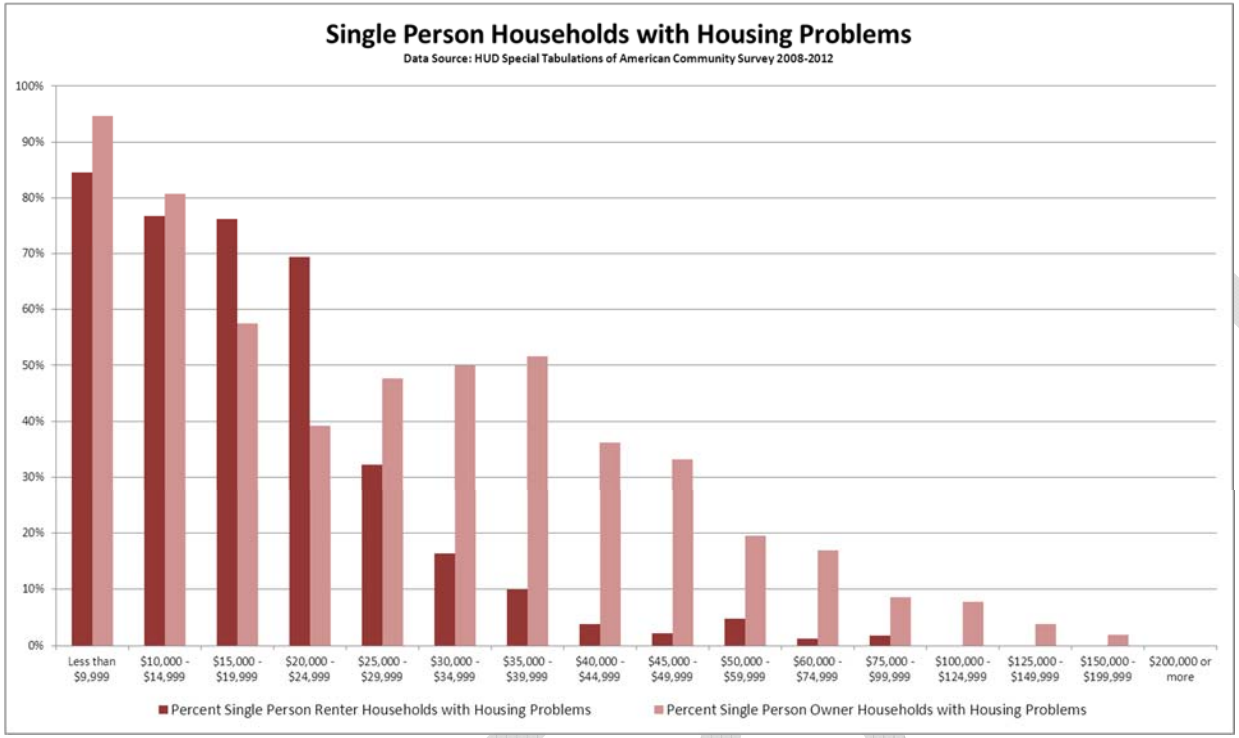

At the lowest income levels, high percentages of both renter and owner single person households have housing problems, pointing to the dual needs of affordable housing production/preservation and workforce development public service programs to increase household incomes. In addition, according to a different 2008-2012 American Community Survey tabulation (table B25011), 33% of single person owner households and 20% of single person renter households consist of a householder 65 years or older living alone. Anecdotally, seniors living alone in owner-occupied homes may have difficulty keeping up with home maintenance and repair, and also may not have the income or equity required to sell their homes and move elsewhere. Therefore, emergency home repair programs remain an important tool for ensuring safe housing.

In addition to lower-income households requiring assistance, at more moderate income levels starting at $25,000, single person owner households are challenged at higher rates than renter households. These challenges may be due to the lingering effects of high levels of subprime lending activity and the subsequent foreclosure crisis and the relative difficulty for owners to extract themselves from financially untenable housing situations.

Housing Assistance Needs: Domestic Violence, Dating Violence, Sexual Assault and Stalking

During the January 2014 Point In Time Homeless Count, there were 30 homeless victims of domestic violence identified.

This is a considerably lower number of Victims of Domestic Violence than in 2013, when 198 homeless victims of domestic violence were identified. It is encouraging that the number of homeless victims appears to have decreased. Nonetheless, stakeholders still identify domestic violence, dating violence, sexual assault, and stalking as important local needs to address. In one focus group, young mothers were identified as needing services and stable housing in order to avoid situations of domestic violence. Additionally, the City of St. Louis 2012 Community Health Improvement Plan, domestic violence was identified as an important issue, using national numbers that nearly one in every four women will experience some form of domestic violence in her lifetime.

Housing assistance and other needs for victims of domestic violence, dating violence, sexual assault, and stalking are currently being served by four organizations: Lydia's House, Redevelopment Opportunities for Women, St. Martha's Hall, and YWCA St. Louis.

Common Housing Problems

Housing cost burden (spending > 30% of income on rent) and severe housing cost burden (spending > 50% of household income on rent) is a common housing problem in the City of St. Louis. It affects a particularly high number of households, especially (and unsurprisingly) those with household incomes of 30% AMI or lower, and it is also a problem that is common across and affects owner and renter households across all low and moderate income levels and all family types.

Currently, households in St. Louis compete for a limited supply of affordable housing. Household incomes in St. Louis are low and households of multiple family types and across multiple income levels experience cost burden. This has created a situation in which persons with special needs – such as Behavioral Health Consumers, to give one example – have difficulty finding appropriate housing options within the larger affordable housing market.

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Households at Risk of Homelessness

There are 35,060 households in the City of St. Louis – 7,335 owner households and 27,725 renter households – with a household income less than or equal to 30% AMI. These households, especially those who do not currently benefit from Supportive Community Living Program, Shelter Plus Care, or Housing Choice Vouchers, are often living one emergency away from homelessness. Utility assistance, rental security deposit assistance, and other emergency services can reduce the risk of homelessness for these very low income households.

Five (5) organizations in the City of St. Louis Continuum of Care provide prevention services. Prevention Services include programs or activities for which the primary purpose is to prevent the incidence of homelessness. Individuals are given short-term subsidies to defray rent and utility arrearages for individuals that have received eviction of utility termination notices. Other assistance can include payments to prevent foreclosure on a home, mediation programs for landlord-tenant disputes, and security deposits or first month's rent to permit a homeless family to move into their own apartment.

NA-15 Disproportionately Greater Need: Housing Problems

Introduction

A disproportionately greater need exists when the members of racial or ethnic group at an income level experience housing problems at a greater rate (10 percentage points or more) than the income level as a whole.

As an example, assume that 60% of all low-income households within a jurisdiction have a housing problem and 70% of low-income Hispanic households have a housing problem. In this case, low-income Hispanic households have a disproportionately greater need. The percent of households with a housing problem is calculated by taking the HUD CHAS data from the tables below and dividing the number of households with a housing problem by the total of households

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with a housing problem and those without a housing problem. HUD specifies that the calculation should not include households with no/negative income, although they are included in the CHAS data in the following tables.

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	27,850	5,160	2,585
White	8,480	1,760	760
Black / African American	18,185	3,135	1,625
Asian	305	100	74
American Indian, Alaska Native	40	0	25
Pacific Islander	20	15	0
Hispanic	460	75	65

TABLE 11 - DISPROPORTIONALLY GREATER NEED 0 - 30% AMI

Data Source: 2006-2010 CHAS

*The four housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4.Cost Burden greater than 30%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	14,165	7,920	0
White	5,175	3,590	0
Black / African American	8,215	4,020	0
Asian	190	45	0
American Indian, Alaska Native	75	15	0
Pacific Islander	0	0	0
Hispanic	305	160	0

TABLE 12 - DISPROPORTIONALLY GREATER NEED 30 - 50% AMI

Data Source: 2006-2010 CHAS

*The four housing problems are:

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1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4.Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	9,810	18,435	0
White	4,920	9,670	0
Black / African American	4,490	7,855	0
Asian	145	260	0
American Indian, Alaska Native	15	10	0
Pacific Islander	0	10	0
Hispanic	115	385	0

TABLE 13 - DISPROPORTIONALLY GREATER NEED 50 - 80% AMI

Data Source: 2006-2010 CHAS

*The four housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4.Cost Burden greater than 30%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,320	11,460	0
White	1,460	6,660	0
Black / African American	755	4,100	0
Asian	50	250	0
American Indian, Alaska Native	0	10	0
Pacific Islander	0	0	0
Hispanic	45	340	0

TABLE 14 - DISPROPORTIONALLY GREATER NEED 80 - 100% AMI

Data Source: 2006-2010 CHAS

*The four housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4.Cost Burden greater than 30%

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Discussion

In the City of St. Louis, four groups experience housing problems at a disproportionately greater rate: American Indians/Alaska Natives under 30% AMI, Asians between 30% and 50% AMI, American Indians/Alaska Natives between 30% and 50% AMI, and American Indians/Alaska Natives between 50% and 80% AMI.

While these racial and ethnic disparities need careful attention, it is also important to note that the population belonging to these racial and ethnic groups makes up a relatively small portion of the City of St. Louis population as a whole, and thus these disproportionately greater needs must be addressed as one component of a comprehensive strategy that considers all the housing needs of the population.

These disproportionately greater needs are shown in the following tables, which were created using the HUD-provided CHAS data displayed in the tables in the previous sections.

Percent with Housing Problems: 0%-30% of Area Median Income

	Percent with Housing Problems
Jurisdiction as a whole	84.37%
White	82.81%
Black / African American	85.30%
Asian	75.31%
American Indian, Alaska Native	***100.00%***
Pacific Islander	57.14%
Hispanic	85.98%

Percent with Housing Problems: 30%-50% of Area Median Income

	Percent with Housing Problems
Jurisdiction as a whole	64.14%
White	59.04%
Black / African American	67.14%
Asian	***80.85%***

American Indian, Alaska Native	***83.33%***
Pacific Islander	0.00%
Hispanic	65.59%

Percent with Housing Problems: 50%-80% of Area Median Income

	Percent with Housing Problems
Jurisdiction as a whole	34.73%
White	33.72%
Black / African American	36.37%
Asian	35.80%
American Indian, Alaska Native	***60.00%***
Pacific Islander	0.00%
Hispanic	23.00%

Percent with Housing Problems: 80%-100% of Area Median Income

	Percent with Housing Problems
Jurisdiction as a whole	16.84%
White	17.98%
Black / African American	15.55%
Asian	16.67%
American Indian, Alaska Native	0.00%
Pacific Islander	0.00%
Hispanic	11.69%

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NA-20 Disproportionately Greater Need: Severe Housing Problems

Introduction

A disproportionately greater need exists when the members of racial or ethnic group at an income level experience severe housing problems at a greater rate (10 percentage points or more) than the income level as a whole.

As an example, assume that 60% of all low-income households within a jurisdiction have a severe housing problem and 70% of low-income Hispanic households have a severe housing problem. In this case, low-income Hispanic households have a disproportionately greater need. The percent of households with a severe housing problem is calculated by taking the HUD CHAS data from the tables below and dividing the number of households with a severe housing problem by the total of households with a severe housing problem and those without a severe housing problem. HUD specifies that the calculation should not include households with no/negative income, although they are included in the CHAS data in the following tables.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	21,935	11,070	2,585
White	6,525	3,715	760
Black / African American	14,405	6,915	1,625
Asian	270	140	74
American Indian, Alaska Native	15	25	25
Pacific Islander	20	15	0
Hispanic	390	145	65

TABLE 15 – SEVERE HOUSING PROBLEMS 0 - 30% AMI

Data Source: 2006-2010 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4.Cost Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	5,710	16,370	0
White	2,045	6,715	0
Black / African American	3,320	8,915	0
Asian	75	155	0
American Indian, Alaska Native	15	75	0
Pacific Islander	0	0	0
Hispanic	180	285	0

TABLE 16 – SEVERE HOUSING PROBLEMS 30 - 50% AMI

Data Source: 2006-2010 CHAS

*The four severe housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4.Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,120	26,125	0
White	1,055	13,540	0
Black / African American	880	11,465	0
Asian	45	365	0
American Indian, Alaska Native	15	10	0
Pacific Islander	0	10	0
Hispanic	65	435	0

TABLE 17 – SEVERE HOUSING PROBLEMS 50 - 80% AMI

Data Source: 2006-2010 CHAS

*The four severe housing problems are:

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1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4.Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	590	13,185	0
White	250	7,870	0
Black / African American	315	4,545	0
Asian	15	285	0
American Indian, Alaska Native	0	10	0
Pacific Islander	0	0	0
Hispanic	10	380	0

TABLE 18 – SEVERE HOUSING PROBLEMS 80 - 100% AMI

Data Source: 2006-2010 CHAS

*The four severe housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4.Cost Burden over 50%

Discussion

In the City of St. Louis, two groups experience severe housing problems at a disproportionately greater rate: Hispanics between 30% and 50% AMI and American Indians/Alaska Natives between 50% and 80% AMI.

While these racial and ethnic disparities need careful attention, it is also important to note that the population belonging to these racial and ethnic groups makes up a relatively small portion of the City of St. Louis population as a whole, and thus these disproportionately greater needs must be addressed as one component of a comprehensive strategy that considers all the housing needs of the population.

These disproportionately greater needs are shown in the following tables, which were created using the HUD-provided CHAS data displayed in the tables in the previous sections.

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Percent with Severe Housing Problems: 0%-30% of Area Median Income

	Percent with Severe Housing Problems
Jurisdiction as a whole	66.46%
White	63.72%
Black / African American	67.57%
Asian	65.85%
American Indian, Alaska Native	37.50%
Pacific Islander	57.14%
Hispanic	72.90%

Percent with Severe Housing Problems: 30%-50% of Area Median Income

	Percent with Severe Housing Problems
Jurisdiction as a whole	25.86%
White	23.34%
Black / African American	27.14%
Asian	32.61%
American Indian, Alaska Native	16.67%
Pacific Islander	0.00%
Hispanic	***38.71%***

Percent with Severe Housing Problems: 50%-80% of Area Median Income

	Percent with Severe Housing Problems
Jurisdiction as a whole	7.51%
White	7.23%
Black / African American	7.13%
Asian	10.98%
American Indian, Alaska Native	***60.00%***
Pacific Islander	0.00%
Hispanic	13.00%

Percent with Severe Housing Problems: 80%-100% of Area Median Income

	Percent with Severe Housing Problems
Jurisdiction as a whole	4.28%
White	3.08%
Black / African American	6.48%
Asian	5.00%
American Indian, Alaska Native	0.00%
Pacific Islander	0.00%
Hispanic	2.56%

NA-25 Disproportionately Greater Need: Housing Cost Burdens

Introduction

A disproportionately greater need exists when the members of racial or ethnic group at experience housing cost burden at a greater rate (10 percentage points or more) than the income level as a whole.

As an example, assume that 60% of all households within a jurisdiction are housing cost burdened and 70% of Hispanic households are housing cost burdened. In this case, Hispanic households have a disproportionately greater need. The percent of housing cost burdened households is calculated by taking the HUD CHAS data from the tables below and dividing the number of households with housing cost burden by the total of households. HUD specifies that the calculation should not include households with no/negative income, although they are included in the CHAS data in the following table.

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Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	85,420	27,010	27,915	2,700
White	51,440	12,115	9,340	765
Black / African American	29,305	13,810	17,380	1,720
Asian	1,600	330	330	74
American Indian, Alaska Native	105	85	30	25
Pacific Islander	40	0	20	0
Hispanic	1,820	385	465	75

TABLE 19 – GREATER NEED: HOUSING COST BURDENS AMI

Data Source: 2006-2010 CHAS

Discussion

In the City of St. Louis, two groups experience housing cost burden (either housing cost burden between 30% and 50% or severe housing cost burden over 50%) at a disproportionately greater rate: Blacks/African Americans and American Indians/Alaska Natives. In addition, Pacific Islanders experience severe housing cost burden (> 50%) at a disproportionately greater rate. Blacks/African Americans experience severe housing cost burden (>50%) at a rate 9% points higher than the jurisdiction as a whole, which, while not technically meeting the definition of disproportionately greater need, is still a notable disparity.

The disproportionately greater housing cost burden of Black/African American households is particularly notable for two reasons. First, Blacks/African Americans make up approximately half of the total population of the City of St. Louis according to the 2010 Census and there are 31,190 Black/African American housing cost burdened households according to the HUD CHAS data, so there is a high magnitude of need the City of St. Louis must find creative ways to address with limited public subsidy. Second, Black/African American households facing housing cost burden are more likely to be geographically concentrated in Census Tracts with fewer job opportunities, fewer retail options, higher crime rates, weaker housing markets, and poorer health outcomes. As is demonstrated in the following chart, Census Tracts with high percentages of Black/African American households are likely to be Census Tracts with high percentages of housing cost burden, which may ultimately create broader neighborhood effects that disproportionately burden Black/African American households regardless of their specific housing cost burden status.

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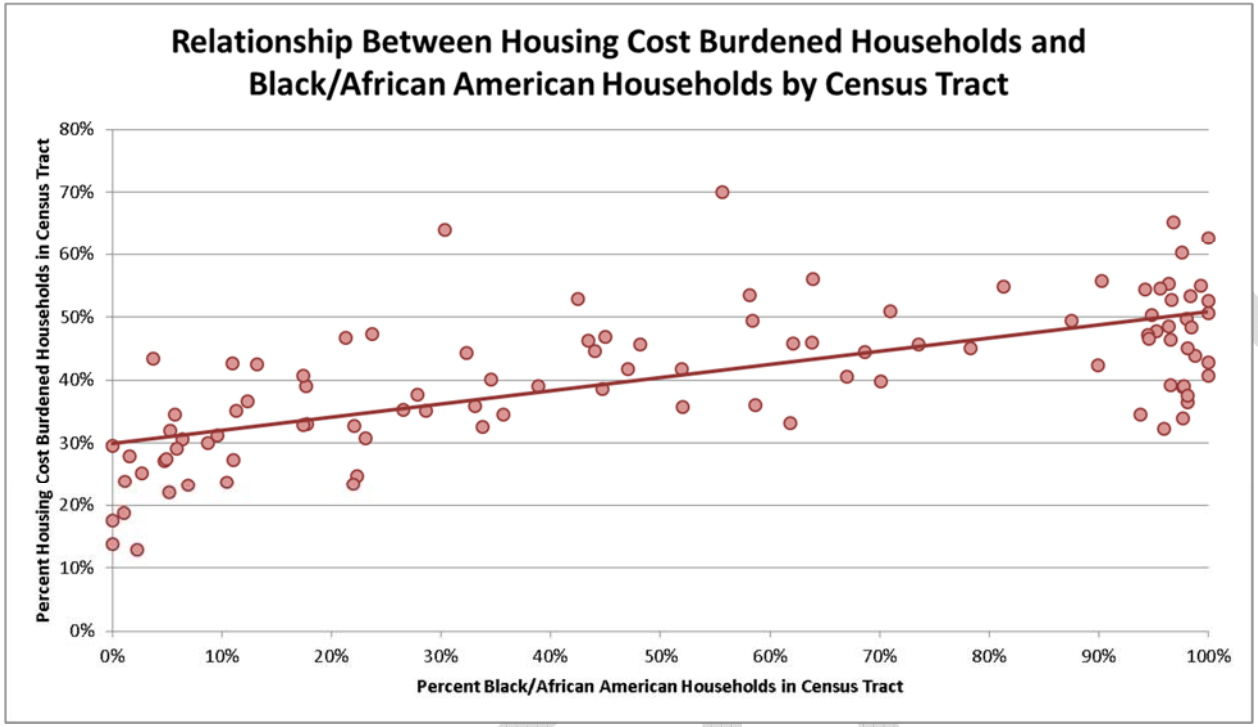

While the disparities faced by American Indians/Alaska Natives and Pacific Islanders need careful attention, it is also important to note that the population belonging to these two racial and ethnic groups makes up a relatively small portion of the City of St. Louis population as a whole, and thus these disproportionately greater needs must be addressed as one component of a comprehensive strategy that considers all the housing needs of the population.

Housing cost burden disproportionately greater needs are shown in the following table, which were created using the HUD-provided CHAS data displayed in the tables in the previous sections.

	Percent Housing Cost Burden 30% - 50%	Percent Severe Housing Cost Burden > 50%	Percent Housing Cost Burden at Any Level (30%-50% or >50%)
Jurisdiction as a whole	19%	20%	39%
White	17%	13%	29%
Black / African American	***23%***	***29%***	***52%***
Asian	15%	15%	29%

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American Indian, Alaska Native	***39%***	***14%***	***52%***
Pacific Islander	***0%***	***33%***	***33%***
Hispanic	14%	17%	32%

NA-30 Disproportionately Greater Need: Discussion

Disproportionately Greater Need: Racial and Ethnic Groups

As detailed in the previous sections, the City of St. Louis has several racial and ethnic groups with disproportionately greater housing needs in at least one income/need category: Blacks/African Americans, Hispanics, Asians, and American Indians/Alaska Natives.

Of these racial and ethnic groups with disproportionately greater needs, Blacks/African Americans make up the highest percentage of the City of St. Louis' population. There are 31,190 Black/African American households with housing cost burden, and Black/African American households experience housing cost burden at a rate of 52% as opposed to a rate of 39% for the jurisdiction as a whole. If the City of St. Louis were to set, as an initial step, a goal to reduce the percentage of Black/African American households with housing cost burden to the current jurisdictional rate of 39% (i.e., 23,593 Black/African American households with housing cost burden), they would have to serve 7,597 Black/African American households with either affordable housing units/vouchers (to reduce housing costs), job training and placement services (to increase household income), or a combination of both. This would obviously take a high magnitude of public subsidy, grants, or private investments to be feasible. Realistically, it is doubtful that the development of affordable housing units alone would be able to solve the cost burden challenges for the majority of very low income households, so a multi-faceted strategy including tenant-based vouchers and strategies to repair credit and increase incomes is needed.

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Additional Needs Not Identified Above

During the Geographic Focus Groups with neighborhood leaders and community development practitioners held as part of the public engagement process for the Consolidated Plan, additional housing needs were identified that, if addressed, would most likely benefit some of the households in racial or ethnic groups with disproportionately high need.

Housing needs identified during Geographic Focus Groups included emergency home repair and weatherization services for senior residents and other low income home owners, more housing developments that incorporate mixed-income and mixed-use elements to create long-term sustainability for both owners and renters of all incomes, financial assistance for initial rental deposits (first and last month's rent plus security deposits), which are often a barrier to lower-income renter households who otherwise could afford the monthly rental housing costs, and a need for safe housing for 17-24 year olds with children, who are particularly vulnerable to physical abuse and prostitution. In addition, focus group participants pointed out the need for wraparound services (substance abuse, job training, childcare services, financial literacy, and other services) to address issues impacting tenants. These services could help alleviate some of the pressures that sometimes go hand in hand with severe housing cost burden.

Geographies of Disproportionately Greater Need

Housing cost burden (households paying more than 30% of their income on rent or ownership costs) is the most common housing problem in the City of St. Louis and is reflected in all the disproportionate need tables above (housing cost burden and/or severe housing cost burden is one of the four "housing problems" considered in sections NA-15 and NA-20.)

The following map from HUD CPD Maps shows Census Tracts where households face disproportionate cost burdens. For the jurisdiction as a whole, 39% of households have some level of housing cost burden. Thus, Census Tracts with somewhere between 29% and 49% - the Census Tracts shown on the map in the two middle blue tones – have housing cost burden relatively consistent with the jurisdiction as a whole. Census Tracts in the purple color on the map are ones in which over 49% of households have housing cost burden – these are Census Tracts with disproportionately greater need. Tracts in the very lightest white-blue color have far less need than the jurisdiction as a whole.

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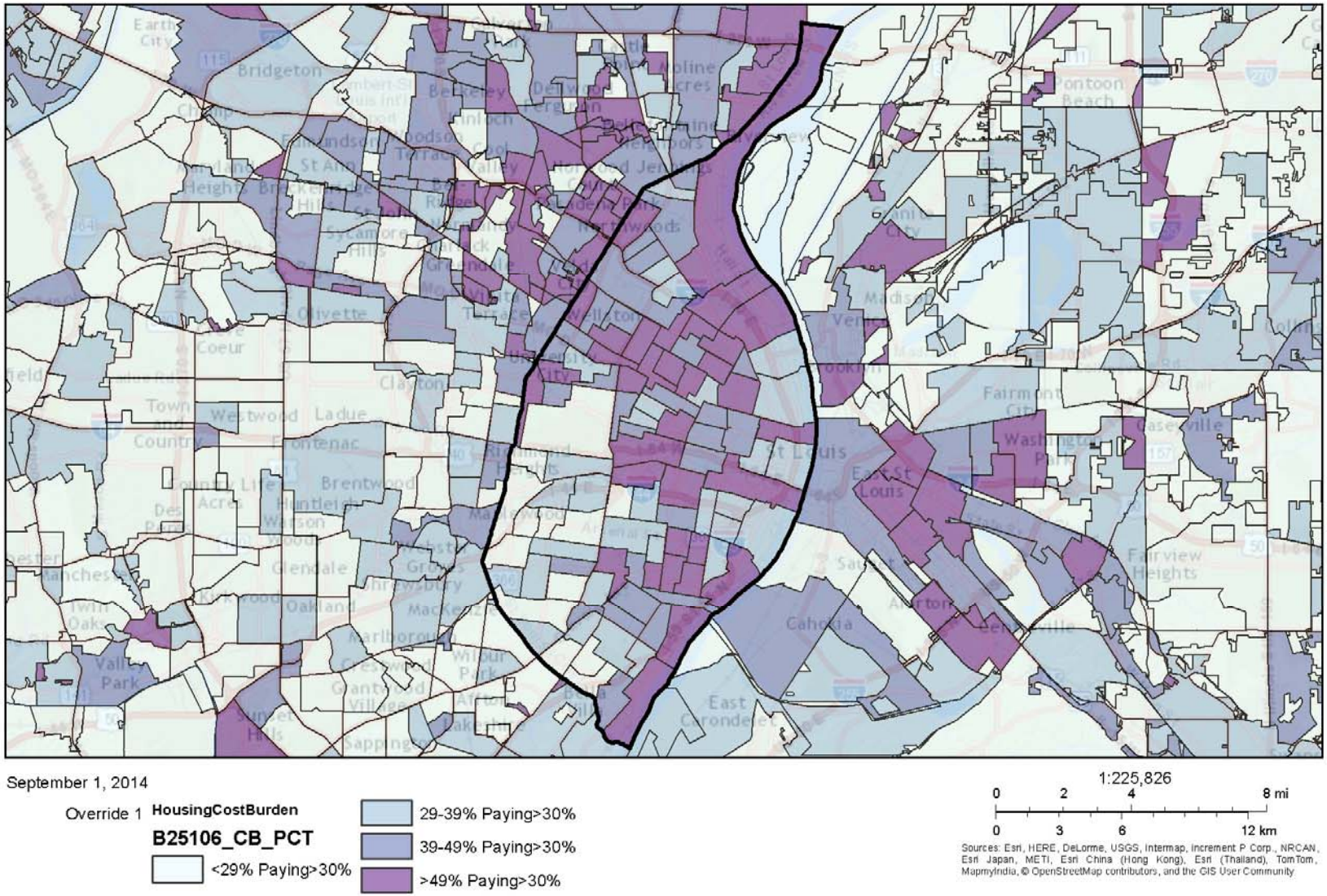
Housing Cost Burden - Geographies of Disproportionately Greater Need



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NA-35 Public Housing

Introduction

SLHA operates two major HUD funded programs, Public Housing and Housing Choice Vouchers.

SLHA currently has 2,852 public housing units in 30 developments at 47 locations. SLHA currently has 6,726 tenant-based vouchers and 175 Veterans Affairs Supportive Housing vouchers allocated to its HCV program. However, the HCV program is budget-based, meaning that available funding, as well as the total number of vouchers allocated, can limit the number of households served. Unlike public housing, SLHA's jurisdiction for HCV is not limited to St. Louis City. SLHA participates in a regional approach to the HCV program. The Housing Authority of St. Louis County also has a large HCV program. For many years, program participants of both housing authorities have been allowed to use their voucher in either the City or the County.

Public Housing by Program Type

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	2,746	6,224	0	6,087	137	0	0

*INCLUDES NON-ELDERLY DISABLED, MAINSTREAM ONE-YEAR, MAINSTREAM FIVE-YEAR, AND NURSING HOME TRANSITION

TABLE 20 - PUBLIC HOUSING BY PROGRAM TYPE

Data Source: Alternate Data - Saint Louis Housing Authority

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Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project - based	Tenant - based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	0	10,802	11,559	0	11,559	9,201	0
Average length of stay	0	0	6	5	0	5	0	0
Average Household size	0	0	2	2.6	0	2.6	1	0
# Homeless at admission	0	0	0	Unknown	0	Unknown	137	0
# of Elderly Program Participants (>62)	0	0	614	813	0	811	2	0
# of Disabled Families	0	0	1,127	2,147	0	2,093	54	0
# of Families requesting accessibility features	0	0	44	2	0	2	0	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

TABLE 21 – CHARACTERISTICS OF PUBLIC HOUSING RESIDENTS BY PROGRAM TYPE

Data Source: Alternate Data - Saint Louis Housing Authority

Race of Residents

Race	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	51	265	0	234	31	0	0
Black/African American	0	0	2,688	5,870	0	5,765	105	0	0
Asian	0	0	4	8	0	8	0	0	0
American Indian/Alaska Native	0	0	3	6	0	6	0	0	0
Pacific Islander	0	0	1	6	0	6	0	0	0

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Other	0	0	6	11	0	10	1	0	0

*INCLUDES NON-ELDERLY DISABLED, MAINSTREAM ONE-YEAR, MAINSTREAM FIVE-YEAR, AND NURSING HOME TRANSITION

TABLE 22 – RACE OF PUBLIC HOUSING RESIDENTS BY PROGRAM TYPE

Data Source: Alternate Data - Saint Louis Housing Authority

Ethnicity of Residents

Program Type									
Ethnicity	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	1	2	0	2	0	0	0
Not Hispanic	0	0	2,626	6,150	0	6,013	137	0	0

*INCLUDES NON-ELDERLY DISABLED, MAINSTREAM ONE-YEAR, MAINSTREAM FIVE-YEAR, AND NURSING HOME TRANSITION

TABLE 23 – ETHNICITY OF PUBLIC HOUSING RESIDENTS BY PROGRAM TYPE

Data Source: Alternate Data - Saint Louis Housing Authority

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Section 504 Needs Assessment

The St. Louis Housing Authority (SLHA) houses a large number of residents with disabilities. However, many of the disabled residents do not need the features of an accessible unit.

Currently, SLHA has 317 accessible units in its inventory. Of these units SLHA estimates that approximately two-thirds are occupied by residents who requested and need the special features of an accessible unit. SLHA's Admissions and Continued Occupancy Policy require that a resident that does not need accessible features of a unit move out of the unit if another resident needs those features. In addition, the Policy requires that a vacant accessible unit be offered to an applicant who needs the accessible features regardless of their current position on the waiting list.

As of April 1, 2014, 42 families on the Public Housing waiting list and 2 families on the Housing Choice Voucher waiting list expressed a need for an accessible unit. It should be noted that the need for an accessible unit is a self-declaration at the time of pre-application and therefore may not capture all the applicants who could use units with accessible features.

Most Immediate Needs: Public Housing Residents and Housing Choice Voucher Holders

As of April 1, 2014, the Public Housing waiting list contained 13,882 families and the Housing Choice Voucher waiting list contained 1,215 families.

Public Housing waiting lists are project-based and except for the elderly only developments, the waiting lists are rarely open. The waiting lists for the elderly only developments are always open. When the non-elderly waiting lists are open it is generally for a very short period of time. The Housing Choice Voucher waiting list last opened in December 2007. SLHA received over 8,000 applications in one week. Significant funding limitations have prevented SLHA from opening the list since that time.

An analysis of the families on the waiting list reveals that 4.7% are elderly families, 6.9 % are families claiming a disability, 98% of the families are African-American, 72% of the families need a two-bedroom unit or larger and the average annual income is $8,386. Approximately 86% of the non-elderly head of households on the waiting list are female. Based on the waiting list analysis, the most immediate need for housing is for families that need a two- or three-bedroom unit.

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NA-40 Homeless Needs Assessment

Introduction

There are two key sources for data on the needs of the City of St. Louis homeless population. The first source is the City's Homeless Management Information System, or HMIS, where records are kept on the age, race, and gender of persons utilizing the services of the Continuum of Care. The HMIS demographics data used in this Consolidated Plan is from the reporting year beginning 10/1/2012 and ending 9/30/2013. The second source of information on homeless needs is the annual Point In Time count. On January 29, 2014, the City of St. Louis Human Services Department and the St. Louis City Continuum of Care for Ending Homelessness (CoC) conducted the most recent Point In Time (PIT) count, in conjunction with numerous local homeless services agencies and volunteer citizens. 1,328 homeless persons were identified on the day of the PIT. This is a decrease of 95 homeless persons (6.7%) from 1,423 homeless persons in 2013.

For the January 29, 2014 PIT count, survey forms were distributed by staff and volunteers at emergency shelters, transitional housing programs, lunch sites, and multiple street locations, with precautions taken to prevent duplication. The count was conducted during a 14 hour period by participants of the St. Louis City Continuum of Care and volunteers from the community.

In addition to these two key sources for homeless needs information, in September 2012 the Corporation for Supportive Housing (CSH) produced a report to the St. Louis Partnership for Mental Health and Housing Transformation Grant on City of St. Louis needs for Permanent Supportive Housing. The CSH report utilized 2012 Point In Time counts and a nationally respected methodology to estimate homeless needs. Although the 2012 PIT count identified 1,506 homeless persons, while the most recent PIT count identified only 1,328, estimates from the CSH report have been used in this portion of the Consolidated Plan Needs Assessment where other sources are not available.

Homeless Needs Table

Note: This table will be revisited before the final Consolidated Plan is submitted, with the guidance of the Department of Human Services. There has also been a Summer Point In Time count recently and the final data from that count should probably be incorporated.

Population	Sheltered	Unsheltered	Estimated the # experiencing homelessness	Estimate the # becoming homeless each	Estimate the # exiting homelessness	Estimate the # of days persons experience homelessness

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			each year	year	each year	
Persons in Housholds with Adult(s) and Child(ren)			2,101 (CSH report)			
Persons in Households with Only Children						
Persons in Households with Only Adults			3,349 (CSH report)			
Chronically Homeless Individuals	80 (2014 PIT)		530 (CSH report)			
Chronically Homeless Families	94?? (2014 PIT – this number doesn't make sense, as it says there is 1 family, but 94 persons)					
Veterans	96 (2014 PIT)	55 (2014 PIT)				
Unaccompanied Youth			36 (CSH report)			
Persons with HIV	23 (2014 PIT)					

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Race and Ethnicity of Homeless

Race	Sheltered	Unsheltered (optional)
White	386 (2014 PIT)	
Black or African American	834 (2014 PIT)	
Asian	2 (2014 PIT)	
American Indian or Alaska Native	2 (2014 PIT)	
Pacific Islander	12 (2014 PIT)	
Multiple Races	14 (2014 PIT)	

Ethnicity	Sheltered	Unsheltered (optional)
Hispanic	8 (2014 PIT)	
Not Hispanic	1,250 (2014 PIT)	

Veterans and Families with Children

During the January 2014 Point In Time count, 151 Veterans were identified out of the 1,328 total homeless population.

The number of homeless Veterans is a decrease of 42 homeless Veterans from 193 homeless Veterans in 2013, or a 21.8% decrease. However, 50 of the homeless Veterans are sleeping in either emergency shelters or places not meant for human habitation.

During the Summer 2014 PIT, July 30, 3014, the City of St. Louis and its partnering agencies launched Operation: REVEILLE. Operation: REVEILLE is a response to Mayor Francis G. Slay's 10-Year Plan to End Chronic Homelessness and President Barack Obama's plan to end Veteran homelessness by 2015. The City coordinated with other local, state, regional and national partners to rapidly re-house every homeless Veteran (those in emergency shelters and those sleeping in places not meant for human habitation) on the day of the PIT.

Homelessness by Racial and Ethnic Group

According to HMIS data on the demographics of persons served by the Continuum of Care between 10/1/2012 and 9/30/2013, the overwhelming majority of persons in families in Emergency Shelter (89%), Transitional Housing (93%), or Permanent Supportive Housing (91%) are Black or African American.

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For homeless individuals not in families, the disparity between the percentage of Black or African American persons in shelters and white persons in shelters (relative to the racial demographics of the population of the City of St. Louis as a whole) is not quite as great. Out of all individuals served, 68% of individuals in Emergency Shelters, 67% of individuals in Transitional Housing, and 76% of individuals in Permanent Supportive Housing were Black or African American.

Unsheltered and Sheltered Homelessness

Chronically unsheltered homeless persons often face substantial barriers that make them much more difficult to reach, serve, and house than other (sheltered) homeless populations. The federal Interagency Council on Homelessness (ICH) estimates that, although they make up about 10% of all homeless persons, the chronically homeless consume more than half of all resources directed at homelessness such as health care, law enforcement, emergency services, and short-term housing.

For that reason, ICH encouraged communities to develop Ten-Year Plans, starting in the early 2000's. The City of St. Louis' Ten Year Plan to End Chronic Homelessness, as well as the 2012 update (Moving Forward) are local examples of these plans. Among the barriers faced by many chronic homeless persons are these:

- Alcoholism and other forms of chemical dependency
- Long-term, untreated — or sporadically treated — mental illness
- Comorbid substance abuse disorders and mental illness
- Physical health problems, many related to exposure to the elements, unsanitary conditions, and lack of regular care
- Poor employment backgrounds, lack of education and job skills
- Criminal histories
- Poor credit
- Disconnection and alienation from families and friends

Within the ranks of the long-term homeless, experts distinguish three subgroups, which are not distinct and often overlap:

1. Those driven into homelessness primarily by economic circumstances such as job loss, bankruptcy, eviction, and foreclosure. Many, if not most, people can endure one of these catastrophic events and still have a place to live. However, if the disasters come in a series, or if they afflict people with weak support mechanisms, they can lead to long-term homelessness. After they become homeless, these persons often develop behavioral disorders due to repeated and excessive trauma.
2. Those whose homelessness can be largely traced to pre-existing behavioral health disorders, generally substance addictions and/or severe and persistent mental illnesses. The existence and large size of this group are in large measure a direct result of the deinstitutionalization movement that started in the 1980s.

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3. Those without behavioral disorders who consciously and willfully choose to live homeless. This is by far the smallest group, and some in the group are motivated by spiritual or political considerations. There is considerable debate in the human services community concerning whether housing or services should ever be forced on this group.

NA-45 Non-Homeless Special Needs Assessment

HOPWA

Current HOPWA formula use:	
Cumulative cases of AIDS reported	7,258
Area incidence of AIDS	225
Rate per population	8
Number of new cases prior year (3 years of data)	760
Rate per population (3 years of data)	9
Current HIV surveillance data:	
Number of Persons living with HIV (PLWH)	6,658
Area Prevalence (PLWH per population)	234
Number of new HIV cases reported last year	0

TABLE 24 – HOPWA DATA

Data Source: CDC HIV Surveillance

HIV Housing Need (HOPWA Grantees Only)

Type of HOPWA Assistance	Estimates of Unmet Need
Tenant based rental assistance	123
Short-term Rent, Mortgage, and Utility	206
Facility Based Housing (Permanent, short-term or transitional)	6

TABLE 25 – HIV HOUSING NEED

Data Source: HOPWA CAPER and HOPWA Beneficiary Verification Worksheet

Characteristics of Special Needs Populations

The HOPWA program serves an Eligible Metropolitan Statistical Area (EMSA) that is a complex bi-state region of urban, suburban and rural communities, encompassing six counties and the independent City of St. Louis in Missouri and five counties in Illinios.

A disproportionate share of those affected by HIV/AIDS face socio-economic challenges (poverty, lack of education, and unemployment), making them more vulnerable to a variety of co-occurring conditions, including mental illness and substance abuse. The number of people living with HUV/AIDS who are in need of ongoing rental assistance and support in order to achieve housing stability and improved access to care continues to grow.

Housing and Supportive Service Needs

Needs assessment activities completed over the last several years, including client surveys and focus groups, demonstrate that the demand for housing services remains far higher than the amount of funding available to support housing services in the EMSA.

Continued funding for housing services to persons with HIV/AIDS remains vital to public health. Research confirms a structural link between stable housing, health outcomes, and healthcare costs among people living with HIV/AIDS. Currently, the EMSA is focusing on continuing to serve needs for facility based, tenant-based rental assistance, short term mortgage assistance, rent and utilities assistance, case management, and housing information services.

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NA-50 Non-Housing Community Development Needs

Public Facilities Needs

A broad range of publically-owned and publically-funded community facilities exist throughout the City of St. Louis. These include schools (public schools, charter schools, and magnet schools) and a variety of non-profits institutions including education and youth centers, human services providers, arts and recreation centers, and health service providers.

In general, public facilities are well-distributed throughout the City of St. Louis. The greatest concentration of all public facilities (with the exception of schools) is the east-west central corridor bounded by I-44 to the south and Delmar Boulevard to the north. The lowest concentration of non-profits occurs generally south of Chippewa in the in the south east quadrant of the City (including the neighborhoods of, Gravois Park, Dutchtown, Carondelet, Mount Pleasant Patch, and Marine Villa) and north of Martin Luther King Jr. Boulevard. However, it is important to note that the core of North St. Louis City (south of I-70) is generally well-served by both Education/Youth and Human Services non-profits, despite having the greatest percentage of vacancy of both buildings and lots. In general, the South St. Louis neighborhoods of Patch, Carondelet, Dutchtown, and Mount Pleasant are the most underserved in the City.

Access to accredited schools follows a similar pattern. As with non-profits, the lowest concentration of schools occurs in the Patch, Carondelet, Dutchtown, and Mount Pleasant neighborhoods; the Walnut Park, North Point, and Baden neighborhoods north of I-70; the extreme west end of the central corridor (Wydown Skinker, Skinker DeBaliviere, and the West End Neighborhood), and the Central West End. In addition, there is marked lack of neighborhood schools in south-west St. Louis City. While some of these areas clearly correspond to neighborhoods with depressed housing markets, others (Wydown Skinker, Skinker DeBaliviere, the Central West End, and south-west St. Louis City) are among the strongest residential markets in the City. This disparity is explained by the fact that many of these strong residential markets are also home to parochial and other private primary schools, which are attended by many children of these neighborhoods.

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Public Improvements Needs

The City of St. Louis as a whole faces issues of aging and decaying public infrastructure, including streets, alleys, sidewalks, street lighting, and public landscaping. Improvements to public infrastructure are often completed in cooperation with adjacent landowners (e.g. 50/50 sidewalk repair program) or non-profit organizations including special business districts or community-based development organizations. As a result, neighborhoods with depressed residential markets have typically not received the same level of public improvements investment as those with well-functioning residential and commercial markets.

While matching funds programs and partnerships with non-profits and other organizations are a critical component to maximizing the impact of public dollars spent, economically-underserved areas cannot benefit from these programs. It is critical, therefore, that a portion of annual program funds for public improvements be allocated to providing 100 percent of public improvements in Geographic Target Area 3 (market clusters G, H, & I). Priority improvements are: the installation and/or repair of street lighting and pedestrian lighting; repair and/or replacement of sidewalks to ensure ADA-accessibility; and installation of ADA-compliant curb cuts at all intersections. The goal of these improvements is to bring all St. Louis neighborhoods up to minimum standards of universal accessibility. Improvements in planned-unit development areas should be matched at least 50 percent by private developers.

In addition, the City should direct public improvement funds to the two (2) target corridors for focused community development activities: Martin Luther King Jr. Boulevard corridor (from Union Boulevard west to the City Limits) and the South Grand Boulevard (from Potomac Avenue south to Meramec Avenue). Target corridors improvements should include sidewalk improvements; street crossing safety and ADA-accessibility improvements; street and pedestrian lighting; and public landscaping including street trees and bioswales/rain gardens where possible. Improvements in target corridors should, where applicable, be matched 50 percent by developers of fronting properties.

Public Services Needs

As outlined above in Public Facilities Needs, the facilities providing public services are generally well distributed throughout the City of St. Louis. Nevertheless, outcomes in terms of educational attainment, employment, health and healthcare access, and public safety still face significant geographic disparities.

These disparities are largely concurrent with the residential market characteristics, with poor outcomes concentrated north of Delmar Boulevard (specifically the Greater Ville, Hyde Park, Wells-Goodfellow, Baden, and Riverview neighborhoods) and neighborhoods in the south east quadrant of the City (neighborhoods such as Tower Grove East, Gravois Park, Dutchtown, Carondelet, Patch, and Marine Villa). These disparities indicate that, in spite of the presence of facilities, residents in these geographies are not being connected to services.

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Public safety and crime prevention is the single key public service need identified City-wide. This data was corroborated by citizen engagement process and was ranked as the top area of improvement regardless of geographic area. Other key public service needs include the provision of early childhood education and daycare services necessary for parents to retain jobs or attend school, after schools education and recreational programs for youth, and senior supportive services to ensure health care access, mobility, recreation opportunities, and access to healthy meals.

The Reinvestment Fund (TRF), in partnership with HUD and the City of St. Louis, has produced a series of maps and data to help geographically target public services data based on areas of high need as well as taking into account the residential market coinciding with those areas of need. These maps will be used during future Request For Proposal processes to ensure funding is allocated strategically based on geography. Scoring sheets will require potential sub-grantees to identify needs based on the public service needs data and then demonstrate how they are serving those needs. A sampling of the draft public service maps follow.

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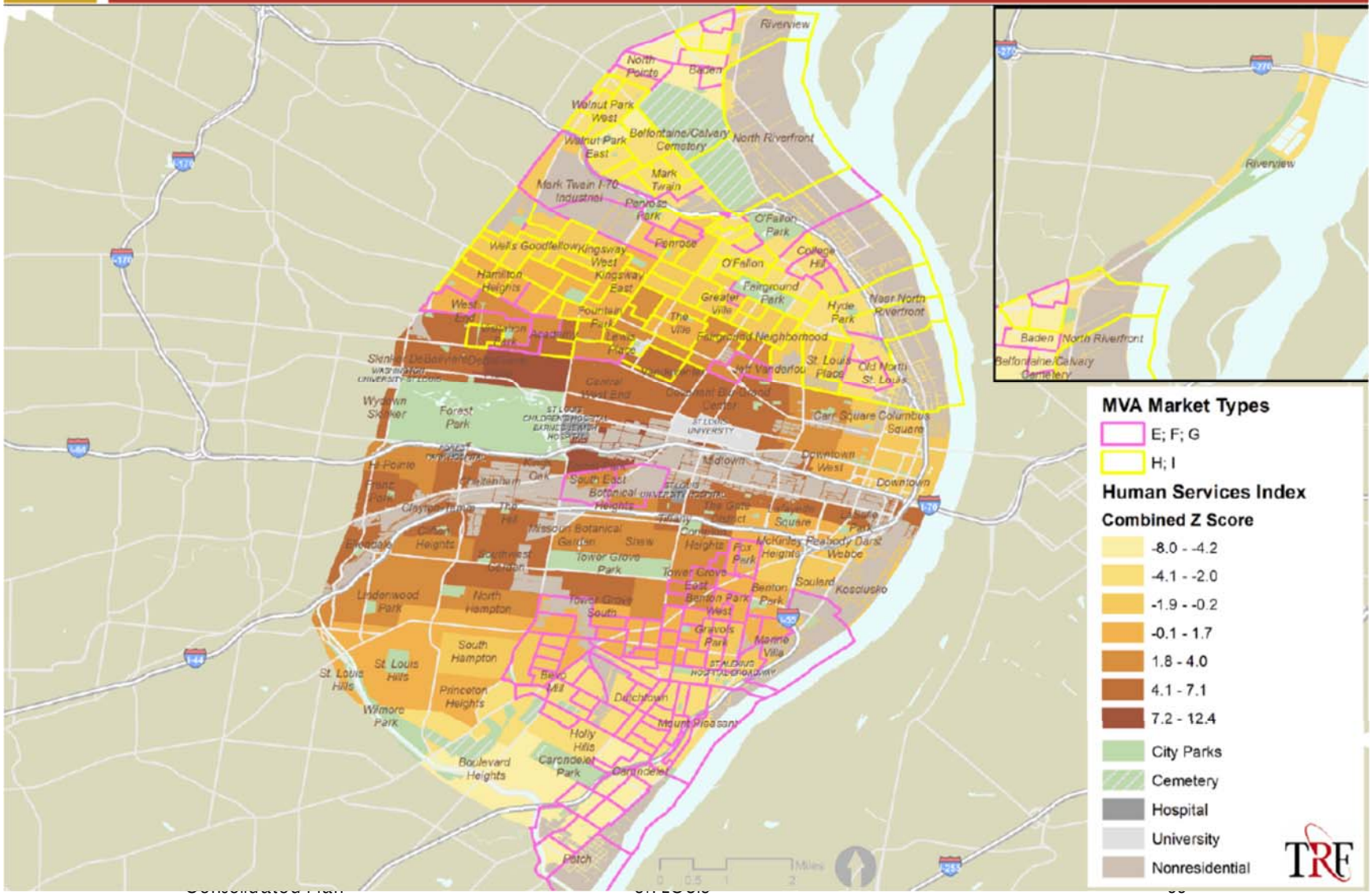
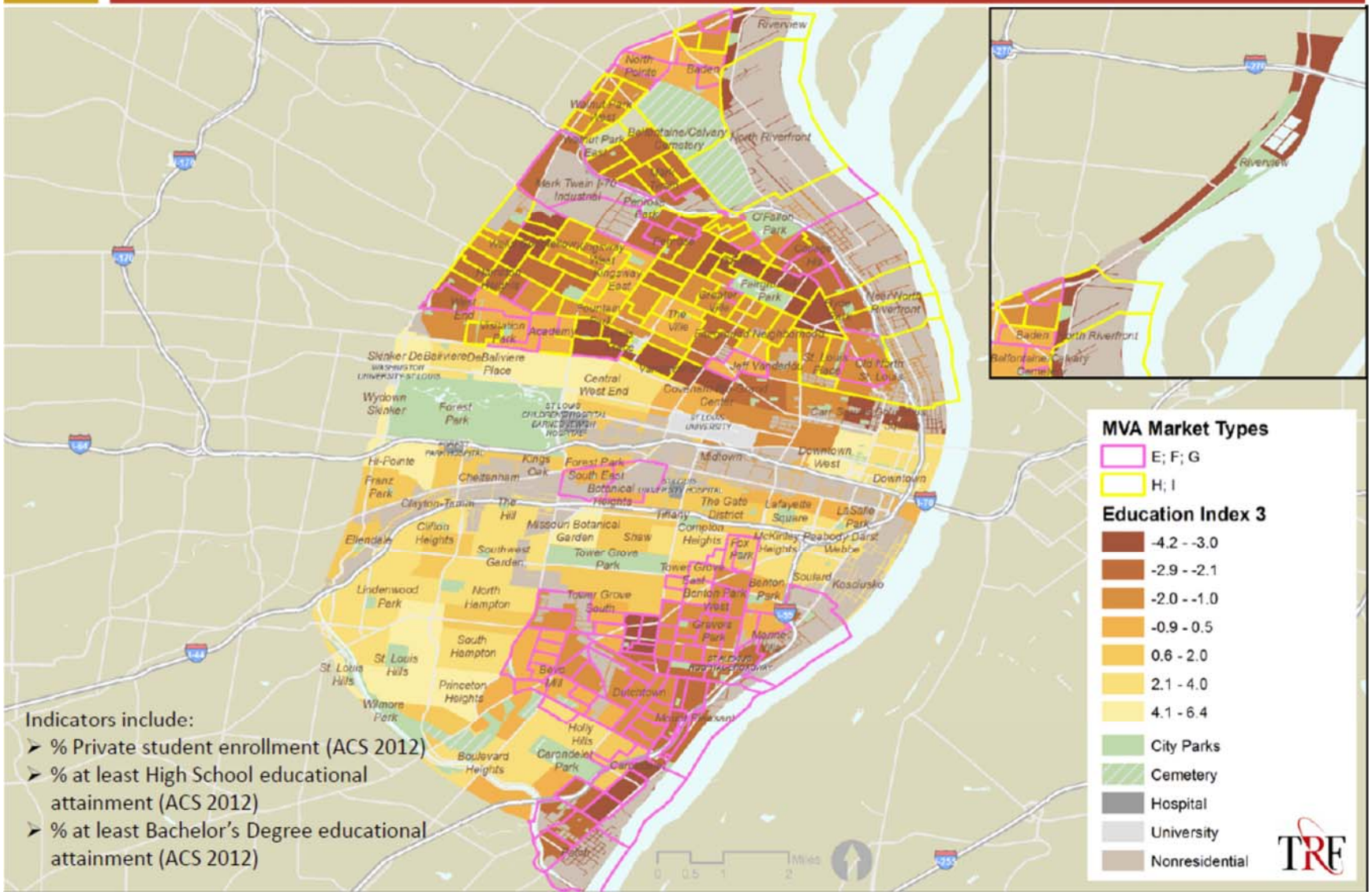
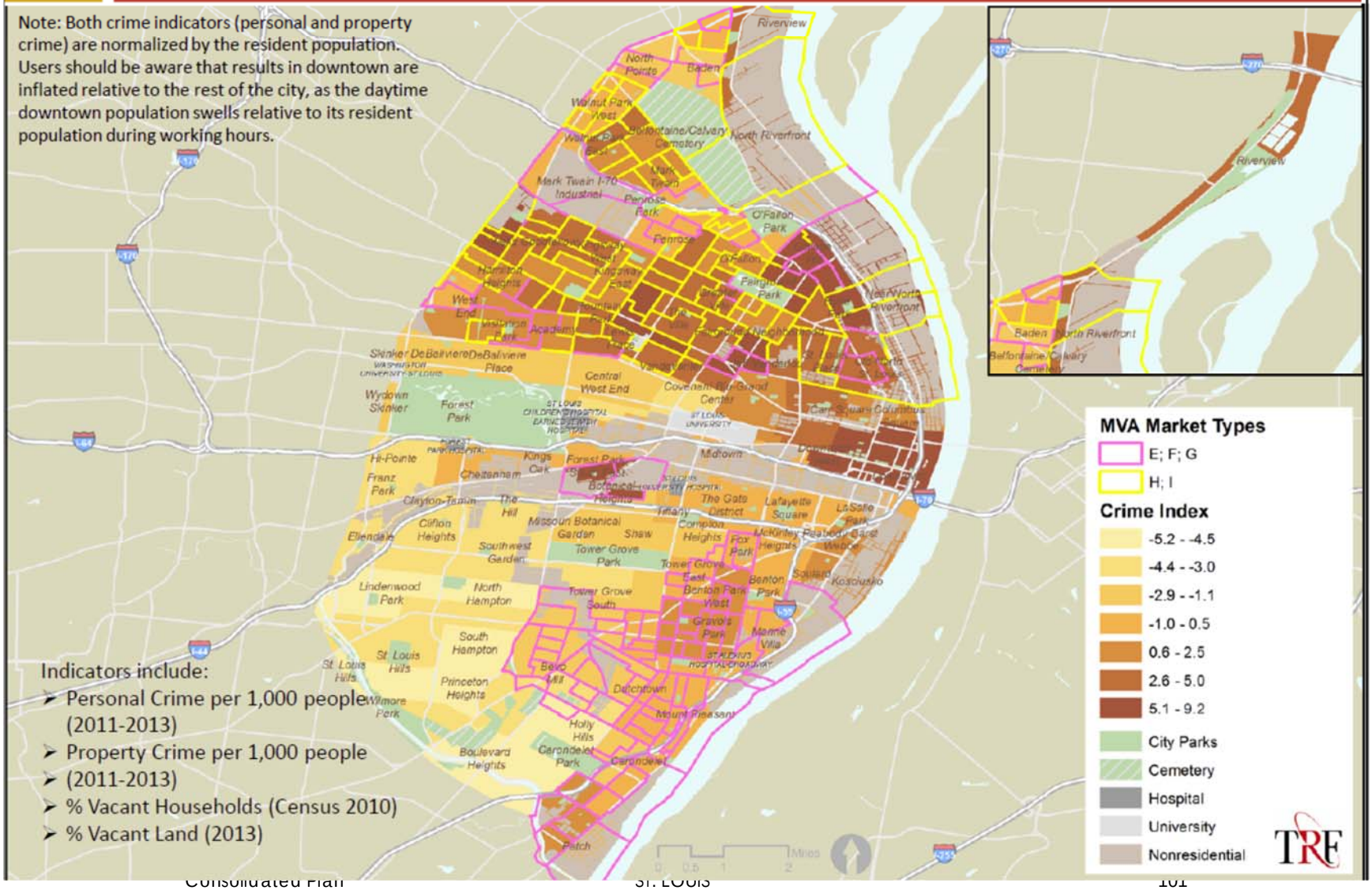
Human Service Nonprofits Index with MVA Markets



Education Index 3 with MVA Markets



Crime Index with MVA Markets



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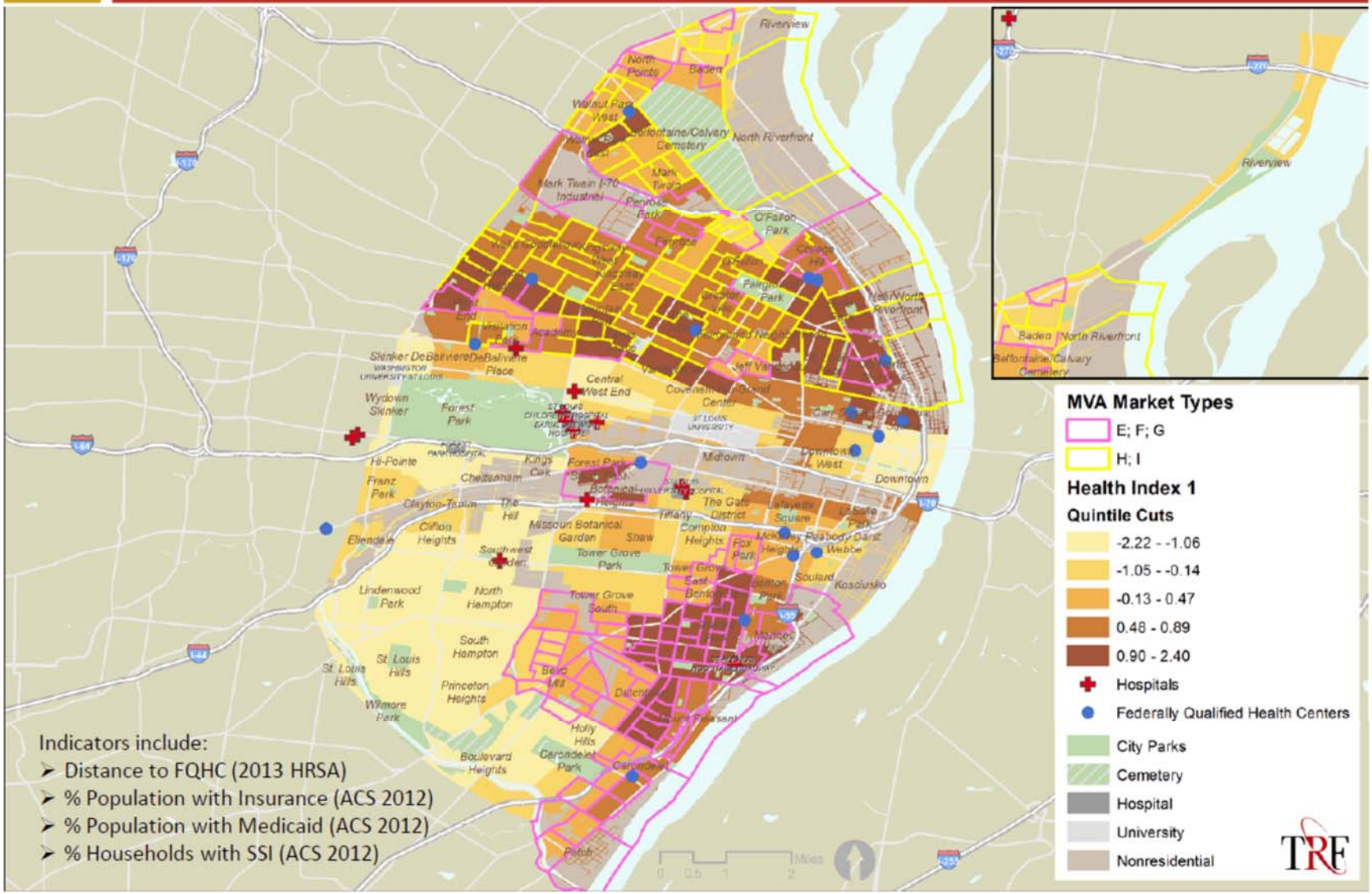
Health Index 1 with MVA Markets



MA-05 Overview

Housing Market Analysis Overview

Perhaps the greatest challenge to community development is the City's weak housing market. Between 2000 and 2012, the population of the City of St. Louis decreased from 348,189 to 318,527 people. This represents an 8.6 percent decline. Furthermore, St. Louis' population loss has occurred in the context of the St. Louis Metropolitan Statistical Area (MSA), which is a slow-growth region as a whole. Between 2010 and 2012, the region lost 0.1 percent of its population while the City of St. Louis decreased 0.3 percent. While the region as a whole has performed slightly better than the City of St. Louis, it still exhibited net negative growth. As a result, localized growth within the City (or the region) comes at the expense of population loss in other areas. Furthermore, this weak housing market depresses property values and property taxes, which limits the City's tax base and negatively impacts general revenues available for infrastructure maintenance, improvement, and community development initiatives.

However, even within a weak City of St. Louis housing market overall, there is a high range of variability in residential market types, which in turn points to a variety of potential strategies to build on strengths and assets to improve the quality of life for all residents. To better understand these market types within the City of St. Louis, in April 2014, The Reinvestment Fund (TRF) produced a Residential Market Analysis for the City of St. Louis in partnership with The Cloudburst Group and the Department of Housing and Urban Development (HUD) and the City of St. Louis. This TRF product, a map and database, is typically named the Market Value Analysis (MVA).

The Residential Market Analysis (RMA) is a tool for the City of St. Louis that can help public officials and others direct the investment of public funds so that private investment may be strategically leveraged for the public's benefit. This statistical tool uses market data to classify geographic areas, varying market types within the City, and the unique needs of each neighborhood. Market types are designated according to clustering similar characteristics, including housing sale prices, vacancy, percent non-residential, building permit activity, foreclosures and subsidized rental stock. The RMA may be used to clarify where different market types exist as well as what potential strategies are most successful in each area.

The Residential Market Analysis map and underlying data were used throughout the public engagement and priority/goal setting process of the 2015-2019 Consolidated Plan and will continue to be used in future notices of funding availability for housing in order to preference applications for housing development that are the appropriate type and scale given the residential market value.

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The Residential Market Analysis is also referenced at several points in the following Market Analysis sections in order to lend additional local context to some of the CHAS and American Community Survey tables.

MA-10 Number of Housing Units

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	74,873	42%
1-unit, attached structure	6,861	4%
2-4 units	54,186	31%
5-19 units	15,271	9%
20 or more units	24,654	14%
Mobile Home, boat, RV, van, etc	474	0%
Total	***176,319***	***100%***

TABLE 26 – RESIDENTIAL PROPERTIES BY UNIT NUMBER

Data Source: 2006-2010 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	104	0%	3,393	5%
1 bedroom	5,452	8%	32,904	44%
2 bedrooms	25,659	39%	25,887	35%
3 or more bedrooms	35,046	53%	11,994	16%
Total	***66,261***	***100%***	***74,178***	***100%***

TABLE 27 – UNIT SIZE BY TENURE

Data Source: 2006-2010 ACS

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Number and Targeting of Assisted Units

According to HUD's *2013 Picture of Subsidized Households*, the City of St. Louis has 8,388 Low Income Housing Tax Credit (LIHTC) units in addition to the public housing units and Housing Choice Vouchers reported on in Section MA-25.

In terms of income targeting, LIHTC units are often targeted to households at 60% AMI (although some are targeted to households at 50% AMI or 30% AMI). In terms of geographic targeting, the targeting of LIHTC units is challenging due to the number and type of stakeholders involved. A developer must be able to acquire a suitable development site, apply for tax credits from the Missouri Housing Development Commission, and be approved for tax credits in a highly-competitive state-wide process that takes into account a wide range of criteria from unit cost to neighborhood assets and amenities to MBE/WBE participation in the project. Though LIHTC projects have not traditionally been geographically targeted, a map of existing projects can be found in Section MA-15 that shows LIHTC units are more prevalent in North City, and least prevalent in the Southwest quadrant of the City. This is largely a function of available land (often via the Land Reutilization Authority) and land acquisition cost (which in turn affects the per-unit cost of the development, a critical factor in determining tax credit allocation).

Units Expected to be Lost from the Affordable Housing Inventory

A total of 4,338 assisted housing units are at risk of being lost from the affordable housing inventory during the five year time period from 2015-2019. However, just because a unit (or units) is/are at risk of being lost from the affordable housing inventory, doesn't mean that the owner will choose to operate the unit(s) as a market rate property. Furthermore, and more importantly, in weak housing market cities like the City of St. Louis, where the median household income in the City is significantly lower than the Area Median Income for the Metropolitan Statistical Area, HUD-mandated affordable rents do not always differ significantly from the maximum rents a property owner might be able to get on the open market.

Expiring Section 8 Contracts:

There are a total of 2,279 units with project-based Section 8 Contracts set to expire between the year 2015 and the year 2019, the last year of this Consolidated Plan period. In the City of St. Louis, one of two things is likely when a project-based Section 8 Contract expires. First, it is likely that a property owner would try to renew the contract. Secondly even if the contract is not renewed, it is likely that the rents will not increase dramatically, due to competition from other low-cost rental housing.

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Expiring Low Income Housing Tax Credit (LIHTC) Land Use Restriction Agreements:

There are a total of 2,059 LIHTC units set to exit their 15 year compliance period between the year 2015 and the year 2019, the last year of this Consolidated Plan period. These units could theoretically be lost from the affordable housing inventory.

The Missouri Housing Development Commission requires a 30 year period of affordability for LIHTC projects, starting the year the projects are placed in service. The 30 year affordability period is split into two portions: a 15 year compliance period and a 15 year extended affordability period that owners can technically "opt out" of. While MHDC currently strongly encourages owners to waive their "opt out" rights ahead of time when initially applying for tax credits, 15 years ago many owners did not pre-opt out.

At Year 14 of the initial 15-year compliance period, owners of LIHTC properties can apply to the Missouri Housing Development Commission (MHDC) to "opt out" of the extended 15 year affordability requirement. There is an extensive application process to opt out of the extended affordability requirement, and MHDC must market the property for one year to potential new owners who will agree to operate the property as affordable housing. If the property is not sold to a new owner (and it is unlikely that it will be, due to the formula MHDC uses to determine the required sale price of the LIHTC property), the original owner can then convert the property to market rate, although there is a 3 year period wherein the original owner cannot evict any of the existing low-income tenants.

Similarly to when a Section 8 contract expires, when a LIHTC property exits its affordability period, the rents are unlikely to change dramatically due to competition from other low-cost rental housing in the market. However, the units will no longer be restricted to occupancy by low-income households, meaning the owner can rent to any household in the larger rental market.

Availability of Housing Units vs. Needs of the Population and Need for Specific Types of Housing

Despite the St. Louis Metropolitan Statistical Area being a relatively weak housing market with regards to the nation as a whole, there remains a strong need for affordable and workforce housing

Relatively low rental costs and home values are matched by relatively low household incomes, and many households experience housing cost burden challenges.

However, there is also a need for market rate housing or slightly higher-value housing (for example, subsidized housing serving 80% AMI in neighborhoods with a high concentration of 50% AMI households) that can build a foundation for mixed-income neighborhoods. According to the Residential Market Analysis, 58.4% of households and 62.9% of persons live in residential markets (markets D through I) where the median housing sales price is below $83,000. While the affordability of the housing in these markets serves a very real need, the low home sales values have implications for long-term neighborhood sustainability. For example, economic development initiatives in neighborhoods without a mix of different incomes are more challenging and existing home owners in weak market neighborhoods do not have the opportunity to build wealth from their investment if housing market values are depressed.

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MA-15 Housing Market Analysis: Cost of Housing

Introduction

Despite high percentages of housing cost burden and high need for affordable units, the City of St. Louis is a relatively low cost housing market. The fundamental affordability challenge in the City of St. Louis remains low household incomes combined with high construction and rehabilitation costs that prevent housing that is affordable to these low incomes from being provided by the private market without deep subsidy.

Cost of Housing

	Base Year: 2000	Most Recent Year: 2010	% Change
Median Home Value	63,500	122,200	92%
Median Contract Rent	347	502	45%

TABLE 28 – COST OF HOUSING

Data Source: 2000 Census (Base Year), 2006-2010 ACS (Most Recent Year)

Rent Paid	Number	%
Less than $500	38,164	51.5%
$500-999	32,414	43.7%
$1,000-1,499	2,902	3.9%
$1,500-1,999	480	0.7%
$2,000 or more	218	0.3%
Total	***74,178***	***100.0%***

TABLE 29 - RENT PAID

Data Source: 2006-2010 ACS

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Housing Affordability

Units affordable to Households earning	Renter	Owner
30% HAMFI	10,045	No Data
50% HAMFI	32,550	10,935
80% HAMFI	60,205	24,035
100% HAMFI	No Data	33,655
Total	***102,800***	***68,625***

TABLE 30 – HOUSING AFFORDABILITY

Data Source: 2006-2010 CHAS

Monthly Rent

Monthly Rent ($)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	543	643	830	1,081	1,227
High HOME Rent	574	643	830	1,081	1,227
Low HOME Rent	574	643	792	915	1,021

TABLE 31 – MONTHLY RENT

Data Source: HUD FMR and HOME Rents

Sufficient Housing for Household Income Levels

There is not sufficient housing available that is affordable to households earning less than 30% AMI. While there are 10,045 rental units affordable to households at 30% AMI, there are 27,725 renter households at the 30% AMI income level, leaving a gap of 17,680 rental units needed.

It is incredibly difficult to provide affordable housing to households earning less than 30% AMI, which equates to a household income of $20,150 for a family of four, even utilizing increasingly diminishing public subsidy. At higher income levels, according to the HUD CHAS data, there are theoretically sufficient housing units affordable to meet demand. However, in general, there are high levels of housing cost burden in the City of St. Louis, and households may not be able to find an appropriate unit in the location and at the time they need one. Housing unit quality is also a concern for private market rental units in neighborhoods with a history of disinvestment.

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Projected Change in Housing Affordability

The median home value has nearly doubled in the past decade since the baseline year of 2000 to $122,200. (Median rent has also increased substantially.) However, these changes are a positive development and not a threat to overall affordability so much as a trend toward a more sustainable housing market and mixed-income neighborhoods.

First, the presence of higher home values, higher rents, and higher income households in the City of St. Louis has the potential to positively impact the community as a whole. The City must balance the desire to serve affordability needs with the desires to cultivate neighborhood retail and service options (which require adequate purchasing power to support stores), and improve the residential tax base to support public schools and deconcentrate poverty.

Second, the change in home values may not be as significant as it appears from the numbers above. Household incomes have increased (although not doubled) since 2000 alongside rising home values. Home value trends in St. Louis over the past decade have also roughly mirrored national trends, although they have been somewhat less extreme.

Finally, the fundamental affordability challenge in the City of St. Louis remains low household incomes combined with high construction and rehabilitation costs that prevent housing that is affordable to these low incomes from being provided by the private market without deep subsidy. Additional market rate housing that raises the median home values or median rents will not necessarily impact the housing options of these low income households, with the possible exception of a handful of high demand neighborhoods. In these stronger-market, high demand neighborhoods, the best strategy is not to stifle investment, but rather to take steps to preserve the existing affordable housing options in those neighborhoods.

Comparison of HOME Rent and Fair Market Rent to Area Median Rent

Over half of all renter households pay under $500 per month in rent, often for larger spaces, while Fair Market Rent starts at $543 for an efficiency apartment.

When there is community resistance to affordable housing (though there is often not resistance, as many Consolidated Plan Focus Groups pointed out the need for more affordable housing), the resistance often comes from not realizing how close in value affordable rents are to market rate rents. In fact, subsidized affordable housing often diversifies neighborhood incomes by adding higher quality options at a slightly higher price point to attract new families, and is an important strategy not only for increasing the supply of affordable units, but also for stabilizing neighborhoods and building housing markets.

The map below from HUD CPD Maps shows Census Tracts where the median rent is less than $500 in light yellow. The map also shows locations of LIHTC investments, although some of the investments have only a small number of units. The darker blue areas on the map are where contract rents are greater

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than $700 – these stronger markets still contain some LIHTC investments either within the Census Tract or bordering the Census Tract, and it will be important in future years to ensure the relative affordability of rents at these developments is preserved.

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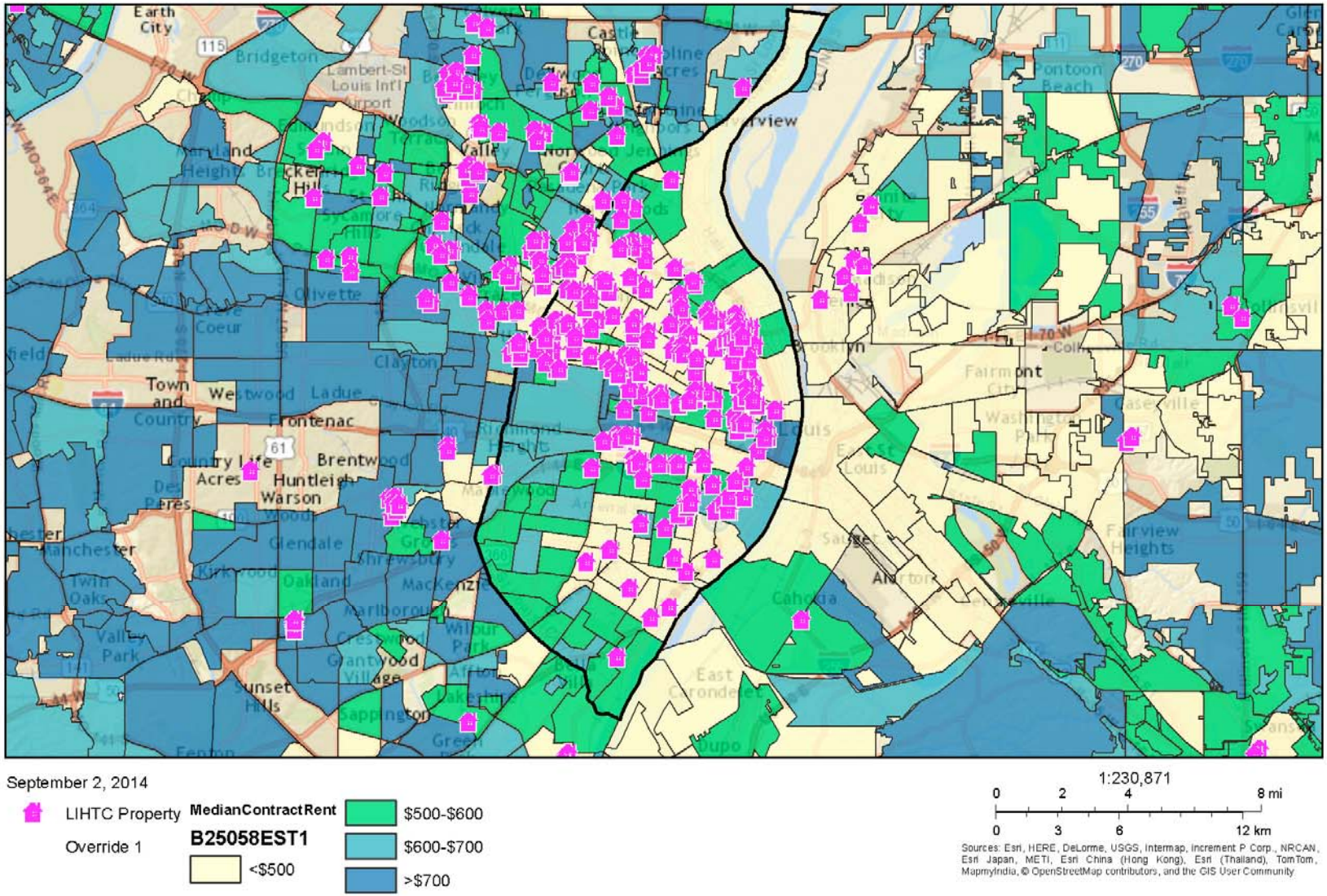
Rental Housing Affordability - Median Contract Rent and Existing LIHTC Properties



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MA-20 Housing Market Analysis: Condition of Housing

Introduction

One of the City of St. Louis' unique assets is its historic housing stock. The City has a multitude of local and National Register Historic districts and attractive, brick homes. 66% of buildings in the City were built before 1950 and 89% before 1980.

While the historic housing stock is an asset, the age of the housing stock also poses a challenge for maintenance and repair, and can also pose a health threat in the form of lead based paint hazards. Since the last five year Consolidated Plan (2010-2014) was written, the Board of Aldermen passed Ordinance #69202 in August 2012 in order to continue to strive toward the goal of enforcing housing standards and identifying health hazards for the promotion of the health and well being of the citizens of the City of St. Louis. Ordinance #69202 resulted in 99% of the City of St. Louis being covered by Housing Conservation Districts, meaning that nearly all the housing stock in the City requires a Housing Conservation District Inspection before occupancy is permitted. The Housing Conservation District Inspection is a basic code inspection designed to check for interior building code compliance and meet minimum exterior standards under the International Property Maintenance Code in an attempt to preserve the quality of the City's housing stock.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	20,749	31%	35,040	47%
With two selected Conditions	376	1%	1,799	2%
With three selected Conditions	17	0%	119	0%
With four selected Conditions	0	0%	12	0%
No selected Conditions	45,119	68%	37,208	50%
Total	***66,261***	***100%***	***74,178***	***99%***

TABLE 32 - CONDITION OF UNITS

Data Source: 2006-2010 ACS

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Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	1,775	3%	3,470	5%
1980-1999	2,521	4%	7,138	10%
1950-1979	13,294	20%	18,491	25%
Before 1950	48,671	73%	45,079	61%
Total	***66,261***	***100%***	***74,178***	***101%***

TABLE 33 – YEAR UNIT BUILT

Data Source: 2006-2010 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	61,965	94%	63,570	86%
Housing Units built before 1980 with children present	15,180	23%	22,605	30%

TABLE 34 – RISK OF LEAD-BASED PAINT

Data Source: 2006-2010 ACS (Total Units) 2006-2010 CHAS (Units with Children present)

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	19,362 (estimated based on USPS)	0 (estimated based on USPS)	19,362 (Census 2010)
Abandoned Vacant Units	585 (estimated based on USPS)	13,998 (estimated based on USPS)	14,583 (Census 2010)

TABLE 35 - VACANT UNITS

Data Source: Vacant units and abandoned vacant units are taken from the 2010 Census. Vacant units categorized as "other" in the 2010 Census are used as a proxy for abandoned property, as this subset of vacant units includes units that are not being offered for rent, held for future occupancy, or limited to seasonal or occasional uses. While there is no City wide source for whether vacant units are suitable or not suitable for rehabilitation, USPS data was used to determine how many units were vacant for over one year (and these properties were assumed to be a subset of "abandoned vacant units".) Units vacant for over one year may not be suitable for rehabilitation as they are often damaged by copper and brick thieves and are open to the elements. However, the suitability of a building for rehabilitation depends on many factors, including condition, building type, and architectural significance.

Need for Owner and Rental Rehabilitation

Throughout the City, there is a high need for both owner and rental rehabilitation. This need can be clearly seen when driving or walking around many St. Louis neighborhoods, and was brought up multiple times during Consolidated Plan Focus Group discussions.

During Focus Group discussions, participants stated that home repair assistance, especially for seniors, was needed throughout the City. Participants stressed that existing residents of neighborhoods, often life-long senior residents living on fixed incomes, provide stability to neighborhoods, yet often cannot afford home repairs and upkeep. Another participant stated that, "People are living in houses that otherwise would be vacant. Unfortunately relocating is not a solution because most do not have funds to do so." This comment points to the common problem of households owning "too much house" – a product of both lifestyle shifts (reduction in income or reduction in household size) and the weak residential housing market in many neighborhoods. There are many seniors and smaller families living in homes where the cost needed to fully rehabilitate the house would exceed the value the house could be sold for on the private market.

Funding for owner-occupied home repair, however, was not the only rehabilitation need identified in Focus Group discussions. Code enforcement, especially for problem landlords, was also brought up as an important strategy, and poorly maintained rental units were mentioned on multiple occasions, pointing to the need for more rehabilitation, whether via public incentive programs (carrots) or stricter enforcement of existing regulations to discourage non-compliance (sticks). One focus group participant brought up a fundamental challenge to encouraging private market rehabilitation of vacant units:

> Vacant properties represent a paradox; if acquired, they cost too much to rehab and recoup expenses and if left vacant, they present a safety risk to the neighborhood.

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Additionally, according to the City of St. Louis Geo St. Louis website, in 2012 (the most recent year for which complete data is available), there were 11,705 buildings with violations, only 35% of which had complied and corrected those violations. While some violations are minor – such as missing hand rails – this quantitative data on the high number of buildings with violations reinforces the qualitative data from the Consolidated Plan Focus Group discussions identifying rehabilitation and repair as an important need for both owner and renter-occupied housing units.

Estimated Number of Housing Units Occupied by Low or Moderate Income Families with Lead Based Paint Hazards

There are an estimated 46,047 housing units occupied by renter households making less than or equal to 80% of Area Median Income that are at risk for lead based paint hazards. There are an estimated 23,722 housing units occupied by owner households making less than or equal to 80% of Area Median Income that are at risk for lead based paint hazards.

The source for this information is table 13 of the HUD 2007-2011 CHAS dataset, which includes data on the year structures were built by the household income levels of the households living in those structures. While not all housing units built before 1980 have lead based paint hazards, and while many housing units have already been remediated through City of St. Louis Building Division and Community Development Administration lead remediation programs, for purposes of estimation, it is still reasonable to assume that units built before 1980 have some level of risk for lead based paint hazards.

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MA-25 Public and Assisted Housing

Introduction

SLHA operates two major HUD funded programs, Public Housing and Housing Choice Vouchers.

SLHA currently has 2,852 public housing units in 30 developments at 47 locations. SLHA currently has 6,726 tenant-based vouchers and 175 Veterans Affairs Supportive Housing vouchers allocated to its HCV program. However, the HCV program is budget-based, meaning that available funding, as well as the total number of vouchers allocated, can limit the number of households served. Unlike public housing, SLHA's jurisdiction for HCV is not limited to St. Louis City. SLHA participates in a regional approach to the HCV program. The Housing Authority of St. Louis County also has a large HCV program. For many years, program participants of both housing authorities have been allowed to use their voucher in either the City or the County.

Number of Units by Program Type

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available			2,852	6,901		6,726	175	0	0
# of accessible units			317						

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

TABLE 36 – TOTAL NUMBER OF UNITS BY PROGRAM TYPE

Data Source: Alternate Data - Saint Louis Housing Authority

Public Housing Supply

SLHA currently has 2,852 public housing units in 30 developments at 47 locations. One thousand, six hundred fifty nine (1,659) units are in family developments, 270 are in elderly only developments and 923 are in general population developments. The occupancy rate is 99%.

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The public housing units are generally in very good to excellent condition. In the past 15 years, SLHA has comprehensively modernized over 1,850 units, investing over $185 million in public funds, including a $17 million bond issue. In addition to modernization activities, SLHA has partnered with private for-profit and not-for-profit developers to develop 18 mixed-finance, mixed-income developments. These developments contain over 2,000 units of new rental housing, over 800 of which are public housing. The total development cost is over $450 million, with over $275 million in private funds. All SLHA developments are included in SLHA's Agency Plan.

The following map, taken from HUD's CPD Maps system, shows the location of public housing developments and the concentration of Housing Choice Voucher holders expressed as a percentage of all renter-occupied units. The map includes data from SLHA as well as surrounding Public Housing Agencies, meaning that the concentration of HCV holders accurately depicts both St. Louis County Housing Authority program participants who have opted to use their vouchers within the City and SLHA program participants who have opted to use their vouchers in the County.

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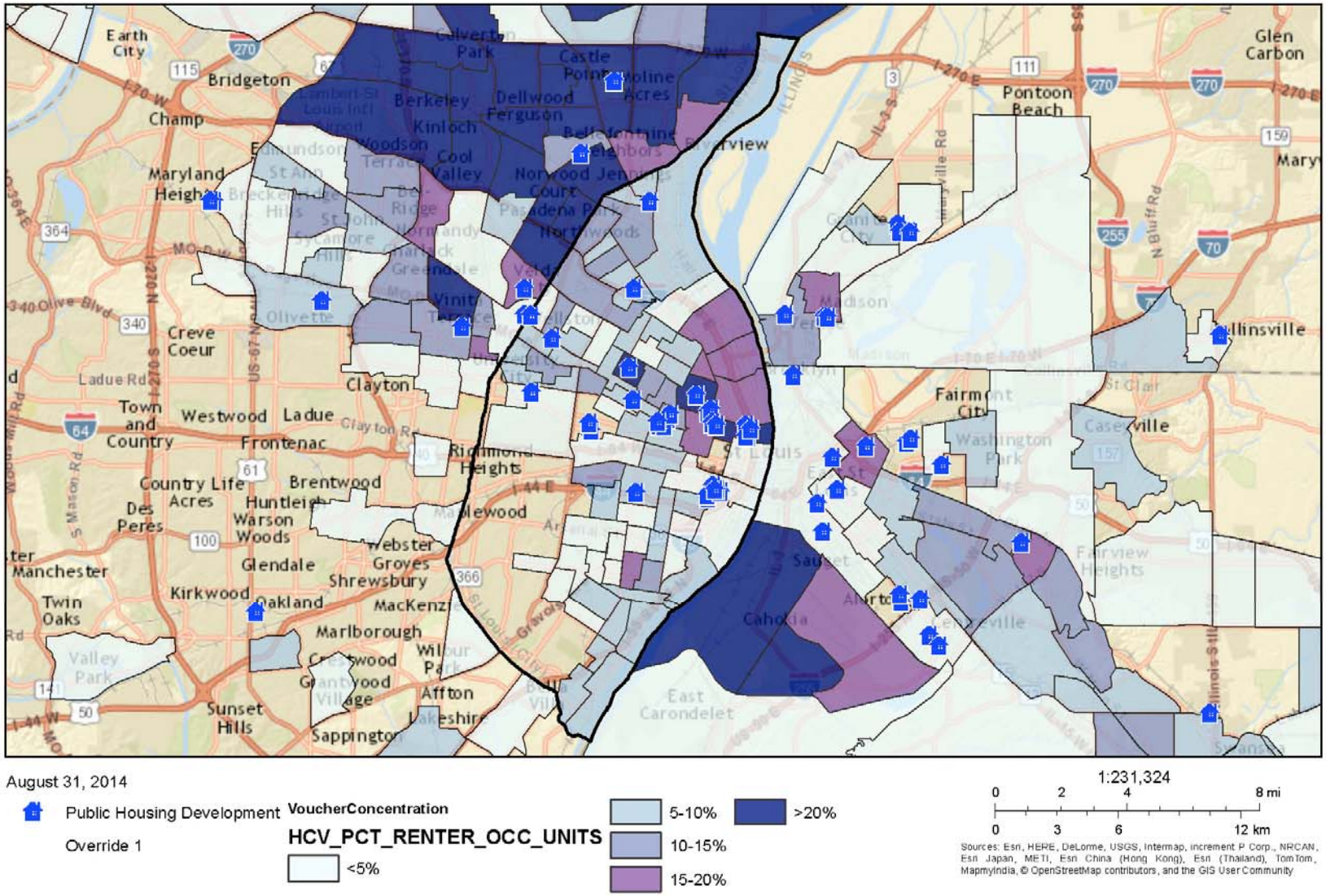
Voucher Concentration and Public Housing Developments - City of St. Louis Consolidated Plan



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Public Housing Condition

Public Housing Development	Average Inspection Score
MO001000002 - Clinton Peabody	65
MO001000009 - Blumeyer Family	55
MO001000010 - James House	96
MO001000013 - Euclid Plaza	81
MO001000017 - West Pine	93
MO001000019 - Parkview	83
MO001000028 - Badenhaus/Badenfest	98
MO001000034 - LaSalle Park	91
MO001000037 - Cochran Plaza	85
MO001000038 - South Side Scattered	84
MO001000041 - North Side Scattered	67
MO001000044 - Murphy Park Phase I	83
MO001000045 - Murphy Park Phase II	87
MO001000046 - Murphy Park Phase III	81
MO001000047 - King Louis Square	89
MO001000049 - King Louis Square II	93
MO001000048 - Les Chateaux	96
MO001000050 - Ren Place @ Grand	95
MO001000052 - King Louis Square III	88
MO001000054 - Senior Living @ Ren	92
MO001000055 - Gardens @ Ren	98
MO001000056 - Cahill House	96
MO001000057 - Ren Place @ Grand II	93
MO001000058 - Caimbridge Heights	91
MO001000059 - Ren Place @ Grand III	96
MO001000060 - Cambridge Heights II	92
MO001000061 - Kingsbury	92
MO001000062 - Cambridge Senior	98

TABLE 37 - PUBLIC HOUSING CONDITION

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Public Housing Restoration and Revitalization Needs

SLHA's long-term plan for capital improvements identifies several developments with renovation needs. The plan identifies minor exterior and interior improvement needs to the scattered sites developments that include landscaping, window and roof repairs and minor structural improvements. The interiors need minor finish upgrades.

The plan also identifies the need for comprehensive modernization to LaSalle Park Village interiors and the interiors of Euclid Plaza, mechanical upgrades at various developments and the demolition of 3501 Franklin in the Blumeyer development. Current restoration needs also include irrigation and landscaping at Cochran Plaza, Clinton-Peabody and McMillan Manor. Additional needs are identified when revealed by annual inspections, system or equipment failure or caused by casualty loss events.

The plan also identifies the need to continue to develop public housing units using mixed-finance development.

Strategy for Improving the Living Environment of Public Housing Residents

SLHA's Strategic Plan incorporates the following goals and objectives to improve the living environment for families participating in its programs.

Goal #1 -Expand and diversify funding sources.

1. Develop a funding plan by 4/1/14.
2. Develop a funding strategy and staffing plan for SLHADC by 12/31/14.

Goal #2 - Increase awareness and understanding of programs, services and successes

1. Develop a Communication Plan by 8/1/13.
2. Develop a Community Education Program by 1/1/14.

Goal #3 - Develop and retain talent.

1. Develop a Succession Plan by 7/1/14.
2. Develop and implement a cross-training program by 1/1/15.

Goal #4 - Enhance and develop third-party relationships to expand services.

1. Identify five potential development partners and cultivate the relationship between the organizations to achieve at least one development project in the next five years.
2. Identify 25 potential social service partners and cultivate the relationship between the organizations to achieve at least 10 new quality social service providers in the next five years.

Goal #5 - Expand ability to serve affordable housing and human service needs.

1. Develop 120 new public housing units in the next five years using the mixed-finance model.

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2. Obtain 250 new Housing Choice Vouchers over the next five years if funding is available.
3. Develop a human services plan by 12/31/13.

Goal #6 - Achieve and maintain operational performance that exceeds high industry standards.

1. Achieve a PHAS score that exceeds 90 for the year ending 9/30/13.
2. Achieve a SEMAP score that exceeds 90 for the year ending 9/30/14.
3. Maintain PHAS and SEMAP scores that exceed 90 for three years after achieving the score.

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MA-30 Homeless Facilities and Services

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	0	0	114	146	0
Households with Only Adults	558	0	435	980	25
Chronically Homeless Households	0	0	0	313	0
Veterans	0	0	234	180	0
Unaccompanied Youth	0	0	20	0	0

TABLE 38 - FACILITIES AND HOUSING TARGETED TO HOMELESS HOUSEHOLDS

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Mainstream Services Available to Homeless Persons

Mainstream services include Temporary Assistance to Needy Families (TANF), Social Security, Veteran's Benefits, Food Stamps, and other services.

In the City of St. Louis Ten Year Plan to End Chronic Homelessness, one of the identified challenges was difficulty connecting homeless persons to mainstream services. Qualifying homeless persons for mainstream services is a difficult task for many agencies. Currently, a homeless person must go to multiple agencies and complete multiple forms in an effort to qualify for mainstream programs. In many instances, interacting with those mainstream agencies is difficult due to the transient nature of the chronically homeless.

The City of St. Louis Homeless Services Division has cataloged mainstream resources and referral agencies along with phone numbers on their website under "Homeless Resources" for use by Homeless Service Providers.

Homeless Services and Facilities

Homeless facilities include Emergency Shelter, Transitional Housing, and Permanent Supportive Housing. The number of beds available in each facility type are listed in table 38 above. Below are descriptions of these three main types of homeless facilities.

Emergency Shelter

Emergency Shelter provides an emergency residence for a family or individual who is homeless for up to 90 days. This placement can include meals, beds, access to a phone, mail services, case management, assessment and referral. Prior to the conclusion of those 90 days, each family/individual completes an assessment to determine goal planning and housing needs. In the Continuum, there are 15 emergency shelters with 319 beds for individuals and 312 beds for families. Of the 15 shelters, 5 are for families, 3 are for victims of domestic violence, and 7 are for single male or female individuals.

Transitional Housing

Transitional Housing provides housing for up to 24 months for a family or an individual who is homeless and meets HUD (U.S. Department of Housing and Urban Development) homeless eligibility guidelines. The transitional housing can be an individual or apartment style unit within a structured environment. Transitional housing includes intensive case management, long-term goal planning, and independent living. After obtaining the skills necessary to maintain housing, most families/individuals move into permanent housing with supportive services. In the Continuum, there are 15 transitional housing facilities. Of those, 7 programs are for families, 2 programs are for victims of domestic violence, 3 programs are for unaccompanied youth, and 3 provide housing for single male or female individuals.

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Permanent Supportive Housing

Permanent Supportive Housing provides long-term community based housing with supportive services for homeless persons with disabilities, and is also the best housing solution for the chronically homeless population in the City of St. Louis. Permanent Supportive Housing enables special needs populations to live as independently as possible in a permanent setting. The housing can be provided in one structure or a scattered site program. The disability has to be of a long-term duration by which their ability to live independently could be improved by more suitable housing. In the Continuum, there are 8 permanent supportive housing programs for persons with disabilities (271 beds are designated for individuals; 624 beds are designated for families).

Homeless services are provided through the City of St. Louis Continuum of Care. Current members of the Continuum of Care include:

- Almost Home
- BJC Behavioral Health
- Bridgeway Behavioral Health
- Catholic Charities Housing Resource Center
- Catholic Family Services
- Center for Women in Transition
- Covenant House of Missouri
- Doorways
- Employment Connection
- Equal Housing Opportunity Council
- Family Care Health Center
- Gateway 180
- Grace Hill
- Grace& Peace
- Haven of Grace
- Humanitri
- International Institute
- Legal Services of Eastern Missouri
- Lydia's House
- Missouri Department of Mental Health
- Missouri Housing Development Commission (MHDC)
- Missouri Probation & Parole
- Municipal Information Systems, Inc.
- Neighborhood Stabilization
- Our Lady's Inn
- Paraquad
- Peter & Paul Community Services, Inc. [www.ppcsinc.org]
- Places for People (formerly Community Alternatives)
- Preferred Family Healthcare, Inc.
- Queen of Peace

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- Redevelopment Opportunities for Women
- Shalom House
- Social Security Administration
- Society of St. Vincent de Paul
- St. Francis Xavier
- St. John's Mercy Neighborhood Ministry
- St. Louis Agency on Training & Education (SLATE)
- St. Louis City Health Department
- St. Louis Housing Authority
- St. Louis Empowerment Center
- St. Louis Office of DD Resources
- St. Louis Transitional Hope House
- St. Martha's Hall
- St. Patrick Center
- Stepping Into the Light
- The Bridge
- The Salvation Army
- The Women's Safe House
- United Way
- Urban League of Metropolitan St. Louis
- Urban Strategies
- Veteran's Administration Medical Center
- YWCA

MA-35 Special Needs Facilities and Services

HOPWA Assistance Baseline Table

Type of HOWA Assistance	Number of Units Designated or Available for People with HIV/AIDS and their families
TBRA	182
PH in facilities	0
STRMU	206
ST or TH facilities	50
PH placement	0

TABLE 39– HOPWA ASSISTANCE BASELINE

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Data Source: HOPWA CAPER and HOPWA Beneficiary Verification Worksheet

Supportive Housing Needs: General Population

Based on a report produced by the Corporation for Supportive Housing for the St. Louis Partnership for Mental Health and Housing Transformation, an estimated 1,227 units of Permanent Supportive Housing are required to meet the needs of the estimated homeless population in St. Louis.

The City of St. Louis Homeless Services Division is a key partner in the St. Louis Partnership for Mental Health and Housing Transformation. The Partnership is implementing a five year strategy to increase availability of supportive housing for persons with behavioral health disorders, while improving access to newer evidence-based services. The St. Louis Partnership, led by the Mental Health Board (MHB), received a five-year, $3.6 million federal grant from the Substance Abuse and Mental Health Services Administration (SAMHSA) to transform service delivery and housing for people living with serious mental health illness and/or a substance use disorder who are homeless or at risk for homelessness.

The St. Louis Partnership for Mental Health and Housing Transformation retained the Corporation for Supportive Housing (CSH), a national, highly-respected organization, to complete an analysis to approximate the number of Permanent Supportive Housing Units needed to serve the homeless population in St. Louis, with an emphasis on homeless persons with severe mental illness.

CSH estimated that 50% of the desired 1,227 Permanent Supportive Housing units could be achieved through a leasing strategy and an equal number be brought on-line through new construction or rehabilitation. This recommendation is determined based on housing market conditions and a general look at capital resources and community capacity targeted for development of affordable and supportive housing. The State housing finance agency, Missouri Housing Development Commission, has in the past two years instituted policies in its rental development programs including the Low Income Housing Tax Credit Program (LIHTC), that give priority for the development of permanent supportive housing—both as a percentage of larger affordable housing developments or as developments that are 100% PSH.

Supportive Housing Needs: Persons with HIV/AIDS

A disproportionate share of those affected by HIV/AIDS face socio-economic challenges, making them more vulnerable to a variety of co-occurring conditions, including mental illness and substance abuse. The number of people living with HIV/AIDS who are in need of ongoing rental assistance and support in order to achieve housing stability and improved access to care continues to grow.

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Of the clients served in the facility-based housing in 2013, many had a mental health diagnosis, an active drug or alcohol addiction, and a history of domestic violence. Over half are or have been commercial sex workers. Additionally, many had been previously incarcerated, and some had been released from prison within the last five years. A portion qualified as chronically homeless, and several had used injection drugs. Due to current funding limitations and overwhelming need, it is difficult to link clients to inpatient substance abuse treatment for alcohol or drugs.

Supportive Housing Needs: Persons Returning from Mental and Physical Health Institutions

Based on a report produced by the Corporation for Supportive Housing for the St. Louis Partnership for Mental Health and Housing Transformation, an estimated 325 units of Permanent Supportive Housing are needed to serve persons returning from mental and physical health institutions or persons with serious mental illness otherwise at risk of homelessness in addition to 1,227 units of PSH to meet the needs of the estimated homeless population in St. Louis.

The St. Louis Partnership for Mental Health and Housing Transformation retained the Corporation for Supportive Housing (CSH), a national, highly-respected organization, to complete an analysis to approximate the number of Permanent Supportive Housing Units that could benefit those persons with serious mental illness who may be at-risk of homelessness and those who are inappropriately housed in institutional settings. There are an estimated 184 people with serious mental illness inappropriately housed in institutions such as skilled nursing facilities and residential care facilities. In addition, there are additional persons receiving publicly funded psychiatric services who are at risk of homelessness.

In total, the CSH report estimated a combined "at risk" population of 1,084, but noted that not every individual within the at-risk population is in need of Permanent Supportive Housing. CSH estimated that the production of an additional 325 Permanent Supportive Housing units would serve the current need.

Supportive Services for Non-Homeless Special Needs Populations

The St. Louis City Continuum of Care and the City's Department of Human Services will continue to provide ongoing activities such as referrals to sub-grantees and mainstream programs, reduced price bus passes, birth certificates, state ID cards, rental assistance, utility assistance, legal assistance, and other programs, in order to address the housing and supportive service needs of persons who are not homeless but have other special needs.

This collaboration includes the various divisions housed within the Department of Human Services. These divisions include Homeless Services, Office on the Disabled, St. Louis Area Agency on Aging, Office of Veterans Affairs, and Youth and Family Services. Some of the external partners who assist in providing

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supportive services for non-homeless special needs populations include Paraquad, the St. Louis Office for Developmental Disability Resources, and Places for People.

MA-40 Barriers to Affordable Housing

Barriers to Affordable Housing

The current City of St. Louis Draft Analysis of Impediments to Fair Housing identifies six impediments to fair housing that also fall under the category of barriers to affordable housing. These impediments/barriers may be revised before the formal submission of the Consolidated Plan to HUD, as the Draft Analysis of Impediments to Fair Housing is currently being reviewed and revised with additional engagement from governmental and institutional stakeholders. Barriers to affordable housing include:

1. There are not enough rent-assisted units to meet the demand. The St. Louis Housing Authority manages federally funded programs such as the Housing Choice Voucher Program (formerly known as Section 8) and public housing. Under both programs the amount of rent paid by the tenant household is limited to 30% of the household's income. SLHA reports that they assist about 9,000 households, with over 5,000 on the waiting list for public housing and for vouchers. Even with this level of assistance, there are still approximately 20,000 households in need of such assistance that do not receive it.
2. Historically, there has been a lack of a geographically targeted methodology for distributing Community Development Block Grant (CDBG) funds to meet housing needs to maximize impact.
3. Continuing uncertainty regarding the General Assembly's commitment to funding State tax credit programs used to fund low-income housing construction and rehabilitation is leading to uncertainty in the public and private sectors about the future availability of these resources in the production of affordable housing.
4. Residents often oppose the location of housing for protected classes in or near their neighborhoods, including rezoning for group homes for residents who are disabled.
5. The largest concentration of affordable housing units is located in areas that lack jobs and have schools that underperform.
6. Accessible housing units are often not available to people with disabilities.

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MA-45 Non-Housing Community Development Assets

Introduction

The Greater St. Louis region has strong industry clusters in Financial & Information Services, Health Sciences & Services, Multimodal Logistics & Advanced Manufacturing, and Bioscience. The City of St. Louis also is increasingly home to technology startups and other innovative small businesses. The St. Louis Agency on Training and Employment (SLATE), St. Louis Development Corporation (SLDC), and other public and private entities offer work force training, support for entrepreneurs, and other educational opportunities.

Despite these important assets, the City of St. Louis also has an unemployment rate of 12.66%, approximately double that of the national unemployment rate. Continuing to fund existing work force training programs, as well as innovative new programs, will be vital to ensure the City continues to move forward.

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	156	292	0	0	0
Arts, Entertainment, Accommodations	17,817	26,682	16	13	-3
Construction	2,990	6,517	3	3	1
Education and Health Care Services	27,335	50,573	24	25	1
Finance, Insurance, and Real Estate	7,206	11,052	6	5	-1
Information	2,268	3,844	2	2	0
Manufacturing	7,144	17,373	6	9	2
Other Services	5,042	7,701	4	4	-1
Professional, Scientific, Management Services	10,880	24,988	10	12	3
Public Administration	127	260	0	0	0
Retail Trade	11,831	10,518	10	5	-5
Transportation and Warehousing	3,457	6,971	3	3	0
Wholesale Trade	4,961	14,369	4	7	3

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Total	101,214	181,140	--	--	--

TABLE 40 - BUSINESS ACTIVITY

Data Source: 2006-2010 ACS (Workers), 2010 Longitudinal Employer-Household Dynamics (Jobs)

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Labor Force

Total Population in the Civilian Labor Force	168,482
Civilian Employed Population 16 years and over	147,153
Unemployment Rate	12.66
Unemployment Rate for Ages 16-24	34.56
Unemployment Rate for Ages 25-65	8.37

TABLE 41 - LABOR FORCE

Data Source: 2006-2010 ACS

Occupations by Sector	Number of People
Management, business and financial	32,155
Farming, fisheries and forestry occupations	6,324
Service	20,460
Sales and office	24,335
Construction, extraction, maintenance and repair	8,615
Production, transportation and material moving	7,320

TABLE 42 – OCCUPATIONS BY SECTOR

Data Source: 2006-2010 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	94,785	68%
30-59 Minutes	36,944	26%
60 or More Minutes	8,376	6%
Total	***140,105***	***100%***

TABLE 43 - TRAVEL TIME

Data Source: 2006-2010 ACS

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Education

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		
	Civilian Employed	Unemployed	Not in Labor Force
Less than high school graduate	11,995	3,218	12,321
High school graduate (includes equivalency)	28,922	5,320	11,516
Some college or Associate's degree	36,239	4,184	8,516
Bachelor's degree or higher	43,156	1,823	6,300

TABLE 44 - EDUCATIONAL ATTAINMENT BY EMPLOYMENT STATUS

Data Source: 2006-2010 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	765	1,485	1,407	3,833	6,207
9th to 12th grade, no diploma	6,259	5,570	4,995	10,245	7,053
High school graduate, GED, or alternative	10,791	11,099	11,626	23,047	11,103
Some college, no degree	12,981	11,877	8,735	17,276	5,668
Associate's degree	1,083	3,336	2,795	4,982	1,123
Bachelor's degree	5,255	13,196	6,536	10,108	2,436
Graduate or professional degree	614	8,441	5,324	7,787	2,620

TABLE 45 - EDUCATIONAL ATTAINMENT BY AGE

Data Source: 2006-2010 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	16,254
High school graduate (includes equivalency)	22,387
Some college or Associate's degree	27,955
Bachelor's degree	40,793
Graduate or professional degree	51,173

TABLE 46 – MEDIAN EARNINGS IN THE PAST 12 MONTHS

Data Source: 2006-2010 ACS

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Major Employment Sectors

By far, the two largest employment sectors are Education and Health Care Services and Arts, Entertainment, and Accommodations.

In addition, there are also several sectors where the share of jobs available in that sector is higher than the share of workers already employed in that sector. These sectors include Professional, Scientific, and Management Services, Wholesale Trade, and Manufacturing. This implies that one or both of two conditions may be true:

1. These sectors are underserved by the current City of St. Louis work force and that there might be opportunities for work force development to lead to employment and/or
2. The jobs in these sectors are being filled by people living outside the City of St. Louis, and that there is an opportunity to attract these workers to the City of St. Louis in order to reduce their commute time and possibly their combined housing and transportation costs.

Workforce and Infrastructure Needs of the Business Community

As the St. Louis business community continues to grow and attract new businesses and investment, it needs to develop its workforce in several key areas to support this growth.

Attracting outside talent to St. Louis is a significant need. This involves strategic and collaborative branding and marketing of St. Louis, focusing on the area's assets, opportunities, and high quality of life. Investing in creating vibrant, mixed-income, walkable neighborhoods will also help retain and attract the workforce that the area business community needs. It also means building a welcoming and supporting environment for foreign-born talent. While foreign-born talent can inject innovation and entrepreneurship into an area's workforce, St. Louis currently has a very low rate of immigration to the region.

It is also important to develop the local talent pool and improve inclusion and diversity in the workforce. St. Louis needs more investment in local schools and trainings centers, and must draw upon its assets in the area of higher education. Urban core communities need continued support, and the business community must drive improvements in cultural competency and diversity in order to draw upon the region's human capital.

Regarding infrastructure needs, St. Louis must continue to develop its public transportation system in order to better connect the workforce to employment opportunities. In order to remain competitive with other business hubs, St. Louis must be able to offer multiple modes of transportation. The city also must develop its national and international business connections, which requires infrastructure improvements. While St. Louis benefits from being strategically located as a transportation hub, it must continue to build its connectivity among its business centers and its airport, port, and railway centers.

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Anticipated Changes with the Potential for Economic Impact

The continued development of the Cortex Innovation Community in Midtown will impact the economic landscape as it brings investments and jobs to St. Louis. This will push forward the need for workforce development at all levels, including at the specialized, administrative, and support levels. The Cortex Innovation Community, when fully built, could represent as much as $2.1 billion in development, $100 million in public infrastructure, and 13,000 new jobs.

One major development currently underway within the Cortex Innovation District is the new St. Louis location of IKEA, a home furnishings retailer. Approximately 300 jobs will be available across various departments, such as sales, logistics, customer service, food service, human resources, interior design, finance and operations, replenishment, safety and security, and many others. The St. Louis Agency on Training and Employment (SLATE), a department of the City of St. Louis, will be assisting IKEA in hiring employees for the new store, scheduled to open in fall of 2015.

In addition, HUD's Office of Policy Development and Research released a Comprehensive Housing Market Analysis of the St. Louis, Missouri-Illinois region in January 2013, including information on the local economy. The report highlights the fact that the City of St. Louis has added more than 5,600 financial activities sector jobs since 2007, and attributes this gain to financial services firms taking advantage of the cost savings of relocating jobs to areas with lower costs of living. HUD researchers predict that this growth is expected to continue into 2015.

Finally, the Northside Regeneration project in near north St. Louis calls for 3.5 million square feet of office space, 1 million square feet of business and technology space, 2 million square feet of retail space, and 240 hotel rooms.

Workforce Skills and Education

St. Louis benefits from the presence of several high quality higher education institutions, which help to provide the region with trained and work-ready employees. For example, these universities produce over 2,800 graduates with degrees in plant or life sciences each year, ready to channel into St. Louis' strong bioscience industry.

However, St. Louis has struggled in recent years with stagnant population growth and needs to attract new talent in order to match a ready workforce with current and upcoming employment opportunities. St. Louis needs to continue to develop education and job training for its local employee pool while continuing to attract quality employees from outside the region.

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Current Workforce Training Initiatives

The St. Louis Agency on Training and Employment (SLATE) is a federally funded program that helps job seekers find jobs by providing them with career counseling, job leads, skills upgrade, training, resume preparation assistance and much more. The agency also offers services such as legal clinics for entrepreneurs to help build small business growth in the region.

Currently, among other programs, SLATE is assisting IKEA in hiring employees for the home furnishings store set to open in the City of St. Louis in fall 2015.

While located just outside the City of St. Louis boundaries, the MET Center is also an important regional asset that offers focused, comprehensive, and accessible job training, placement, assessment, career development services and transportation services. The MET center aims to stimulate the economic self-sufficiency of individuals living in low to moderate income communities of the St. Louis region.

There are also accessible professional development courses offered through the St. Louis Community College network, with a range of offerings from computers and technology to project management and other specialized courses.

In addition, the Mosaic Project is currently underway as an initiative to enable and prepare foreign born residents to participate and thrive in the St. Louis economy.

Comprehensive Economic Development Strategy (CEDS)

The City of St. Louis does not formally participate in a Comprehensive Economic Development Strategy (CEDS) through the Economic Development Administration. However, the City of St. Louis and its partners have created a variety of economic development plans and initiatives designed to increase the long-term economic sustainability of the region.

Economic Development Plans and Initiatives

Local and regional economic development plans and initiatives that will positively impact economic growth in the City of St. Louis include the Economic Development Partnership Strategic Plan, the City of St. Louis Sustainability Plan and Mayor's Sustainability Action Agenda, the St. Louis Mosaic Project, Accelerate St. Louis, and a wide range of additional programs and services available through the St. Louis Development Corporation, the economic development arm for the City of St. Louis.

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Economic Development Partnership Strategic Plan

The St. Louis Economic Development Partnership is a collaboration between the economic development agencies of the City of St. Louis and St. Louis County and the private sector, working to align and advance economic development efforts across the region. The Partnership has developed a strategic plan to guide the region's efforts along six strategic areas of focus:

1. Growing and retaining jobs and capital investment
2. Supporting startups and the entrepreneurial community
3. Increasing foreign trade and investment
4. Advancing redevelopment of strategic real estate assets
5. Accelerating the growth rate of the region's foreign born population
6. Aligning the region's talent with business needs

The strategic plan recognizes that efforts in these areas will help to grow economic prosperity and access to jobs throughout St. Louis, and identifies key tactics to make progress and improvements among each of them.

City of St. Louis Sustainability Plan and Mayor's Sustainability Action Agenda

The City of St. Louis Sustainability Plan is an overarching framework of sustainability opportunities with the potential, once implemented, to make the vision of a Sustainable City of St. Louis a reality. The plan is organized by seven broad goals, called functional categories, one of which - "Prosperity, Opportunity & Employment" – is highly focused on economic development activities.

The overarching goal for the Prosperity, Opportunity & Employment functional category states:

> The City of St. Louis aspires to be a place that attracts progressive and sound private enterprises, by offering affordable living, a high quality work force, and business resources to help nurture and support a thriving and sustainable economy.

Objectives related to this overarching goal include:

- Assure the Employability of the Entire Labor Force
- Market the City's Assets and Special Competencies
- Nurture Innovation in Business, Government, and Philanthropy
- Maximize Economic Productivity by Enhancing Neighborhood Quality of Life
- Redevelop Real Estate Using Sustainability Practices
- Maintain a Diverse and Valuable Tax Base

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- Strategically Invest in Forward-Thinking Ideas
- Create Economic Prosperity Through Investments in Human Capital

Following adoption of the Sustainability Plan, Mayor Slay released his Sustainability Action Agenda for the City. The Action Agenda identified 29 specific action items related to the broader goals and objectives laid out in the Sustainability Plan and set these action items as priorities for implementation by 2018. The four priority Action Agenda items that fall under the Prosperity, Opportunity & Employment functional category are:

1. Require a sustainability impact statement for all new City development
2. Create at least 8,500 new jobs at Ballpark Village, CORTEX, Carondelet Coke, St. Louis Army Ammunition Plant, and North Riverfront
3. Remediate and prepare at least 40 vacant properties for redevelopment
4. Create an urban forestry employment training program for high school students

St. Louis Mosaic Project

The St. Louis Mosaic Project launched in 2012 in response to an economic impact report outlining St. Louis lagging in immigrant growth as well as highlighting the economic benefits of increasing its foreign-born population. The Mosaic Project is a regional initiative that is professionally managed by St. Louis Economic Development Partnership, World Trade Center St. Louis and a 22-member committee.

St. Louis aims to be a cultural mosaic because this community believes that immigrants invigorate our region, drive innovation and take us back to our roots. The St. Louis Mosaic Project's goal is to transform St. Louis into the fastest growing metropolitan area for immigration by 2020 and promote regional prosperity through immigration and innovation.

Accelerate St. Louis

AccelerateStLouis.org is a one-stop-shop to connect entrepreneurs to resources and investors who can help them in launching and growing their businesses in the St. Louis region. AccelerateStLouis.org is the result of much collaborative dialogue among a number of St. Louis entrepreneurship support organizations, entrepreneurs, and investors who recognized a need for a resource that would facilitate and help build stronger connectivity throughout the region's entrepreneurship ecosystem. AccelerateStLouis.org brings all of the region's entrepreneurship support organizations into a single virtual space that will guide and direct entrepreneurs to the resources they need most, based a variety of business criteria. While the urgent need is to facilitate connections within the ecosystem, AccelerateStLouis.org will also serve as a platform for showcasing the region's expanding entrepreneurial movement to a broader audience.

AccelerateStLouis.org is made possible by the St. Louis Economic Development Partnership, with grant funding from the U.S. Department of Commerce Economic Development Administration (EDA), the State of Missouri and the St. Louis Economic Development Partnership.

St. Louis Development Corporation Programs and Services

The St. Louis Development Corporation's (SLDC) mission is to stimulate the market for private investment in City real estate and business development and improve the quality of life for everyone who lives in, works in, and visits the City of St. Louis. SLDC offers business services through the Business Assistance Center and oversees a variety of programs such as the Neighborhood Commercial District Improvement Program which works with business associations, individual businesses, and city departments to stabilize and revitalize St. Louis' commercial districts and better assist small businesses serving neighborhood

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needs. SLDC also works to promote business opportunities and capabilities of minority (MBE) and women (WBE) owned enterprises, and works to eliminate barriers for equal economic opportunity for MBEs and WBEs in the marketplace.

MA-50 Needs and Market Analysis Discussion

Areas of Concentration of Households with Multiple Housing Problems, Racial or Ethnic Minorities, or Low Income Families

Concentrations of households with housing cost burden correspond to areas with longer average commute times, increased transportation cost, lack of access to social services and community assets (grocery stores, early childhood services, educational facilities, etc.), increased unemployment rates, and high concentrations of extreme low income (30% area median income (AMI)) and low income (60% AMI) households. In addition, Census Tracts with high percentages of Black/African American households are likely to be Census Tracts with high percentages of housing cost burden, which may ultimately contribute to broader neighborhood effects that disproportionately burden Black/African American households regardless of their specific housing cost burden status.

The correlations between housing cost burden, race, income, and access to opportunity indicates a significant barrier to community revitalization, equitable access to employment and neighborhood assets, and the overall sustainability of the City. It also suggests that housing cost burden is related to household income and ancillary costs more than to a lack of affordable housing units. However, a substantial portion of the City's occupied housing is very old and has suffered deterioration due to poor maintenance. New and substantially rehabbed housing units with affordability restrictions are generally of much higher quality than market-rate housing units with rents that are considered affordable, especially in geographic areas with high housing cost burden. As a result, there is a significant demand for housing units with affordability restrictions because of the higher quality of these units.

The series of three maps below, all from HUD's CPD Maps tool, show the spatial relationship between areas of concentration of housing cost burden, Black/African American households, and households earning 30% AMI or less. On each map, the Census Tract data is displayed by tertiles, meaning that there are an equal number of Census Tracts shown in each color. The darker blue/orange the Census Tracts are, the higher the percentage of households with housing cost burden, Black/African American population, and extremely low income households earning 30% AMI or less.

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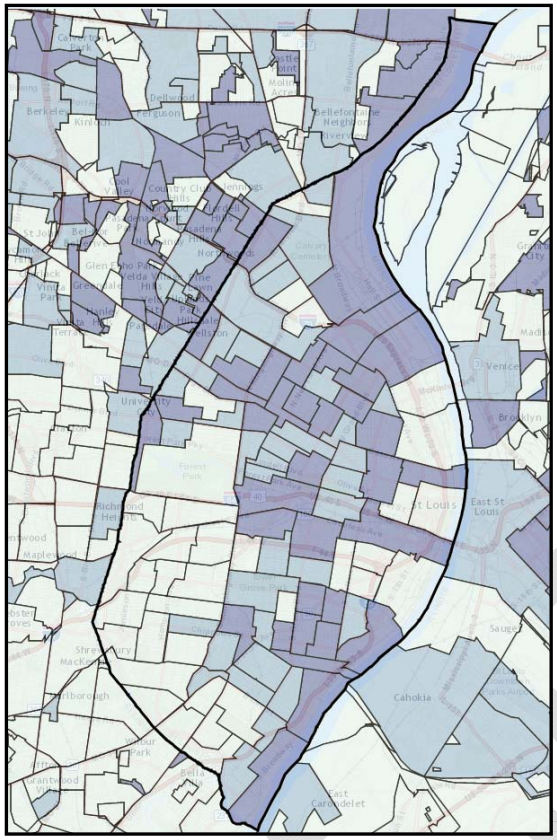
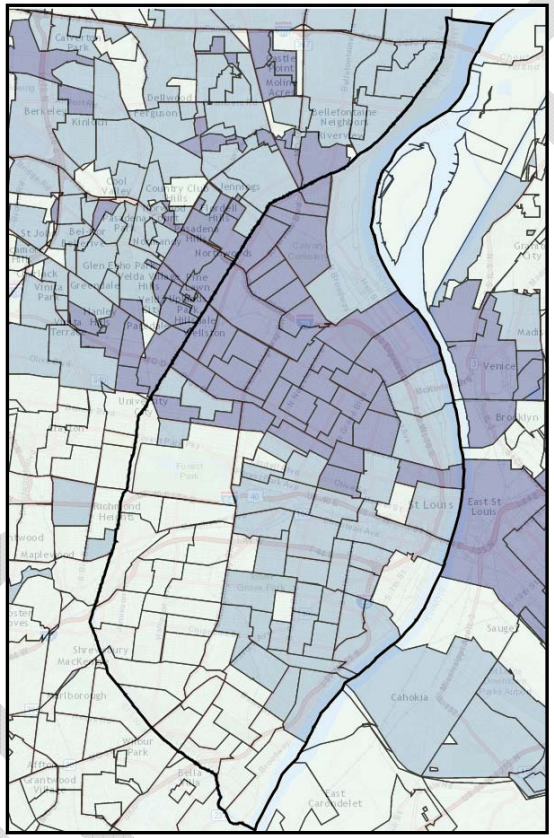
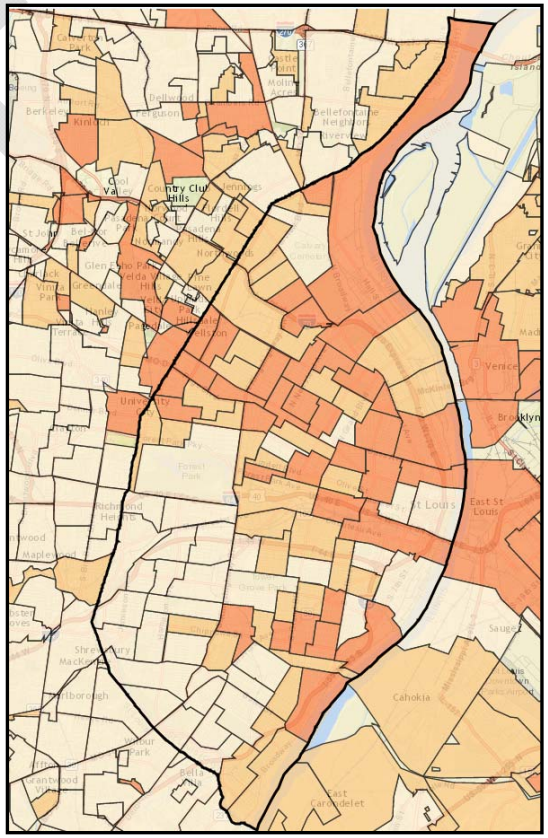


Percent Housing Cost Burdened



Percent Black/African American



Percent Income < 30% AMI

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Market Characteristics in Areas of Concentration of Households with Multiple Housing Problems, Racial or Ethnic Minorities, or Low-Income Families

The Residential Market Analysis shows that many areas of concentration of households with multiple housing problems, racial or ethnic minorities, or low-income families fall within residential markets D through I – in other words, the geographic target areas Target Area #2 and Target Area #3 referred to extensively in Sections SP-10 and SP-45 of the Strategic Plan portion of this Consolidated Plan.

However, each of these markets, D through I, vary from each other. Please refer to the table below for market characteristics of each of the markets.

Cluster	# BG	Median Sales Price 2010-2012	Variance Sales Price 2010-2012	Foreclosure 2010 - 2012 by Sales	% Bank & Investor Sales, 2010-2012	% Nonresidential, 2013	% Owner Occupied, 2010	% Vacant Housing Units, 2010	% Subsidized Rental Housing, 2013	Permits as a % of Housing Units, 2010-2013	% Vacant Residential Land, 2013
A	31	$205,311	0.55	13.08%	6.74%	25.83%	44.95%	12.96%	1.58%	8.58%	4.77%
B	26	$147,016	0.56	31.21%	9.26%	68.80%	29.48%	15.16%	13.68%	12.18%	12.80%
C	46	$122,314	0.44	20.69%	14.40%	10.55%	66.99%	9.15%	1.24%	3.57%	1.50%
D	53	$82,614	0.60	30.01%	19.07%	31.59%	54.03%	15.49%	4.21%	5.92%	7.59%
E	46	$48,766	0.74	34.99%	27.54%	25.90%	46.87%	18.16%	5.91%	3.03%	4.28%
F	51	$27,940	0.92	40.84%	28.40%	19.13%	43.00%	23.96%	10.44%	2.23%	12.28%
G	11	$21,578	1.04	38.77%	27.04%	81.72%	47.92%	22.07%	15.63%	7.35%	16.26%
H	38	$14,053	1.08	35.96%	34.58%	18.29%	49.51%	27.17%	9.73%	2.21%	18.48%
I	40	$8,036	1.27	33.55%	38.21%	33.30%	42.95%	32.14%	15.47%	3.15%	35.00%
Not Classified, Estimated, or Split	18	NULL	NULL	NULL	NULL	NULL	NULL	NULL	NULL	NULL	NULL
Study Area	360	$72,006	0.78	31.33%	23.82%	30.45%	46.85%	19.58%	8.40%	4.75%	12.51%

It is also important to note that some areas with high housing cost burden, racial or ethnic minorities, or low-income families border markets from clusters A, B, and C. Markets A, B, and C – and to some degree D, E, and F – are more likely to be able to attract private investment with minimal public subsidy. Therefore, locations that border markets from clusters A, B, and C may hold opportunities for innovative public-private partnerships to better leverage public subsidy, while still serving areas with high housing cost need.

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Assets and Opportunities in Areas of Concentration of Households with Multiple Housing Problems, Racial or Ethnic Minorities, or Low-Income Families

There are a host of assets and opportunities in areas with a concentration of housing cost burden, Black/African American households, and/or low income families.

These assets include public transportation routes, parks and recreation centers, community gardens, schools (public, private, and charter), Community Development Corporations and neighborhood organizations, public service non-profits, churches and faith-based organizations, and locally-owned businesses. Opportunities include relatively high quantities of Land Reutilization Authority-owned parcels, which can be assembled for larger-scale developments or initiatives. (Note: A "community asset index" map is under development for the final version of this Consolidated Plan, with the intention to visually show distance to key assets by foot, public transportation, and car based on existing asset data as well as input from the public during the Geographically Based Focus Groups and Geographically Based Public Meetings conducted as part of this Consolidated Plan.)

There are also two strategic opportunities for geographically targeted investment in commercial corridors that pass through Census Tracts with high percentages of households experiencing housing cost burden, high percentages of Black/African American persons, and high percentages of low income families. These corridors are the Martin Luther King Jr. Boulevard corridor (from Union Boulevard west to the City Limits) and the South Grand Boulevard (from Potomac Avenue south to Meramec Avenue). Both of these identified corridors are in need of coordinated economic and community development investments, and both can be used to leverage a host of adjacent and intersecting investments from the City of St. Louis and other local, regional, and state agencies and organizations. Both of these corridors also feature significant potential for improvement and catalytic impact.

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SP-05 Overview

Strategic Plan Overview

The Strategic Plan is a five-year plan that assesses market conditions, affordable housing, and community development needs in the City of St. Louis and establishes data-driven, place-based priorities for investment. Along with the annual Action Plans, the Strategic Plan comprises the City of St. Louis Consolidated Plan. The Consolidated Plan allocates specific federal entitlement grants from the U.S. Department of Housing and Urban Development (HUD). It operates within the context of the *City of St. Louis Sustainability Plan*, the *Strategic Land Use Plan*, and other City plans. Funding received from HUD will assist the City of St. Louis in implementing these plans to achieve a vibrant and sustainable future.

The City of St. Louis Strategic Plan allocates funding from four federal formula block grant programs: 1) Community Development Block Grant (CDBG); 2) HOME Investment Partnerships (HOME); 3) Emergency Solutions Grant (ESG); and 4) Housing Opportunities for Persons with AIDS (HOPWA). Program priorities and allocation of funding for the City of St. Louis hinges on three core principles:

1. The Consolidated Plan is data driven: The plan utilizes the Needs Assessment and sophisticated tools such as the Residential Market Analysis to match investment strategies and priorities with appropriate housing market types and geographic target areas.

2. Consolidated Plan priorities are set through a comprehensive public engagement process: This includes focus groups and public meetings in locations distributed throughout the City and a review of other planning efforts conducted by various departments and institutions.

3. The entire City is contained in at least one geographic target area: The City has been divided into multiple geographic target areas based on market conditions, demographic characteristics, and community assets. These target areas have been identified to maximize the impact and leveraging potential of community development investments. However, most neighborhoods in the City qualify as low- to moderate-income (low-mod) and have critical needs that can be addressed through entitlement allocations. As a result, there is no part of the City that cannot be served by at least one program within this Consolidated Plan.

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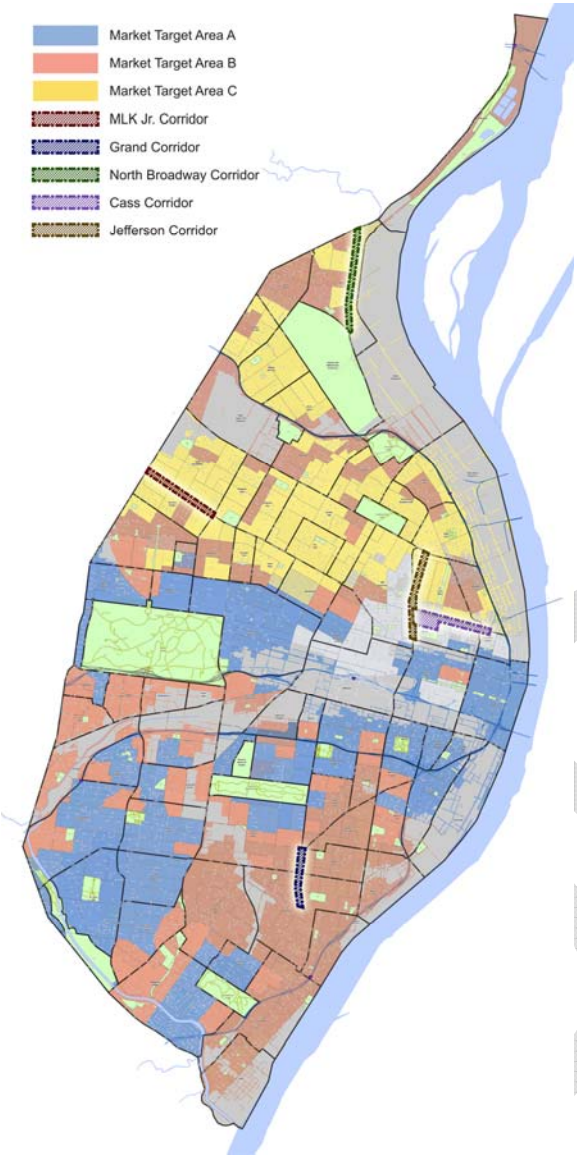

SP-10 Geographic Priorities

Geographic Target Areas

Geographic target areas are locally-designated areas where targeted investments and revitalization efforts are carried out through multiple activities and programs in a concentrated, coordinated manner. Geographic target areas have been identified by existing market conditions to build from strength and leverage private investment throughout the City of St. Louis. The purpose of these priority areas is to encourage certain activities to be conducted within them. However, they do not prevent those activities from also being conducted elsewhere with good reason.

The City of St. Louis has been divided into three (3) market-derived Geographic Target Areas. These Target Areas are based on the City's Residential Market Analysis (described on the following page). The Geographic Target Areas are:

- **Market Target Area 1 (market clusters A, B, & C)**
- **Market Target Area 2 (market clusters D, E, F, & G)**
- **Market Target Area 3 (market clusters H & I)**

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In addition to the three Geographic Target Areas described above, this Consolidated Plan includes five (5) Target Corridors for focused commercial development activities. These districts are:

1. **Dr. Martin Luther King Jr. Corridor:** Properties directly adjacent to Dr. Martin Luther King Jr. Boulevard from Union Boulevard west to the City Limits.
2. **Grand Corridor:** Properties directly adjacent to South Grand Boulevard from Potomac Street south to Meramec Avenue.
3. **North Broadway/Baden Corridor:** Properties directly adjacent to North Broadway from Switzer Avenue north to the City Limits.
4. **Cass Corridor:** Properties directly adjacent to Cass Avenue from North 12th Street (Stan Musial Memorial Bridge approach ramp west to North Jefferson Avenue (including the entirety of the former Pruitt-Igoe site).
5. **Jefferson Corridor:** Properties directly adjacent to North Jefferson Avenue/Parnell Street from Cole Street north to Natural Bridge Avenue (including the entirety of the former Pruitt-Igoe site).

These Target Corridors are in need of coordinated economic and community development investments; they can be used to build from areas of adjacent strength to leverage investments from the City and other local, regional, and state agencies and organizations; and finally, they possess significant potential for catalytic impact. While these Target Corridors include only properties that are directly adjacent to the designated street, the Community Development Administration and the City of St. Louis recognize that maximizing the impact of dollars spent means coordinating and leveraging commercial development with mutually-supportive residential development. Therefore, evaluation criterial for proposals for housing development and investments will give preference to proximity to these Target Corridors.

Finally, the City of St. Louis has made numerous investments in affordable housing development in specific geographic areas over the past five (5) years, including the Northside Regeneration project area, the “Ranken Area” (Hamilton Heights adjacent to Ranken Technical College), the Page Avenue corridor, and others. These investments include property acquisition, demolition of derelict buildings, and financing incentives to clear the path for private development. Under this Consolidated Plan, the City of St. Louis will give preference to proximity to or location in existing areas of City investment in the evaluation of proposals for housing development and investment.

Refer to the Geographic Target Area Map on this page for target area locations and boundaries.

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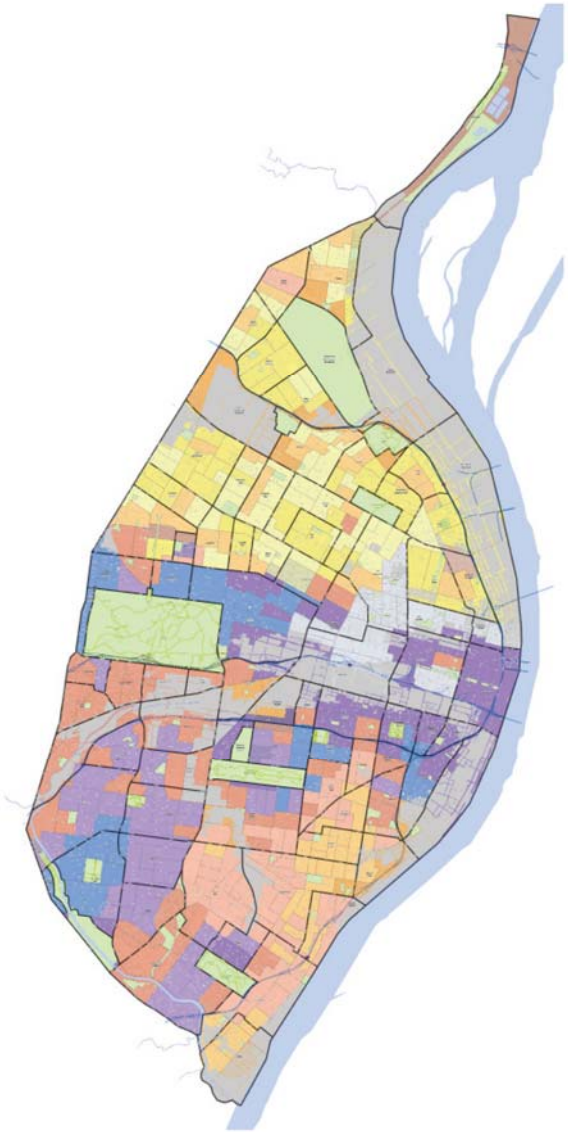
Residential Market Analysis Market Cluster Map



City of St. Louis Residential Market Analysis

The City of St. Louis Residential Market Analysis is a tool created by The Reinvestment Fund and provided to the City of St. Louis by HUD in 2014. It is a Census Block Group level cluster analysis of nine (9) housing market characteristics—including sales price, foreclosure rates, owner-occupancy, vacancy, rental housing subsidies, and construction activity—that sorts market characteristics by similarities and difference into nine clusters.

The Residential Market Analysis provides a snapshot in time of the existing residential market, using data form 2010 through 2012. It does not assign value to specific area nor is it a predictor of future conditions.

In identifying geographic target areas, it is important to note that the cut-off points between these three categories are not and cannot be exact, especially as the Residential Market Analysis measures differences in markets across Census Block Groups and does not address the block-by-block differences or "micro-markets" that are common in the City of St. Louis. In addition, these categories do not, in and of themselves, identify areas prime for revitalization due to strong community assets, social capital, transportation networks, or adjacency to stronger markets. Therefore, although activities under this Consolidated Plan will be assigned to these market types, the matching of activities is only a guide.

Refer to the table below for a description of the Market Cluster characteristics. Refer to the map on the previous page for the boundaries and locations of Residential Market Analysis Market Clusters.

Market Cluster Characteristics

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Cluster	# BG	Median Sales Price 2010-2012	Variance Sales Price 2010-2012	Foreclosure 2010 - 2012 by Sales	% Bank & Investor Sales, 2010-2012	% Nonresidential, 2013	% Owner Occupied, 2010	% Vacant Housing Units, 2010	% Subsidized Rental Housing, 2013	Permits as a % of Housing Units, 2010-2013	% Vacant Residential Land, 2013
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B	26	$147,016	0.56	31.21%	9.26%	68.80%	29.48%	15.16%	13.68%	12.18%	12.80%
C	46	$122,314	0.44	20.69%	14.40%	10.55%	66.99%	9.15%	1.24%	3.57%	1.50%
D	53	$82,614	0.60	30.01%	19.07%	31.59%	54.03%	15.49%	4.21%	5.92%	7.59%
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F	51	$27,940	0.92	40.84%	28.40%	19.13%	43.00%	23.96%	10.44%	2.23%	12.28%
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H	38	$14,053	1.08	35.96%	34.58%	18.29%	49.51%	27.17%	9.73%	2.21%	18.48%
I	40	$8,036	1.27	33.55%	38.21%	33.30%	42.95%	32.14%	15.47%	3.15%	35.00%
Not Classified, Estimated, or Split	18	NULL	NULL	NULL	NULL	NULL	NULL	NULL	NULL	NULL	NULL
Study Area	360	$72,006	0.78	31.33%	23.82%	30.45%	46.85%	19.58%	8.40%	4.75%	12.51%

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SP-25 Priority Needs

Priority Needs

The broad categories listed below are eligible for funding under the HUD programs covered by this Strategic Plan: namely, CDBG, HOME, HOPWA, and ESG. Within these categories are a broad range of possible activities. These activities are covered, in part, under the Strategic Plan Goals section immediately following. While all of the categories below are priorities for the City of St. Louis and fundable under the Strategic Plan, within the Strategic Plan framework, it is recommended that some—but not all—categories be flagged as high priority.

The high priority categories, determined through focus groups, public meetings, and data analysis, are listed in **bold**. While these categories are fundable under the Strategic Plan, Federal allocations—specifically CDBG and HOME—have been steadily decreasing. The City of St. Louis, together with its partners, will continue to work to identify funding streams outside of CDBG, HOME, ESG, or HOPWA to address some of these priorities.

- **Affordable Housing – Rental and Homeowner Assistance**
- **Affordable Housing – Production of New Units**
- **Affordable Housing – Rehabilitation of Existing Units**
- Affordable Housing – Acquisition of Existing Units
- Homelessness – Outreach
- **Homelessness – Emergency Shelter and Transitional Housing**
- **Homelessness – Rapid Re-housing**
- **Homelessness – Prevention**
- Public Facilities
- **Public Improvements and Infrastructure**
- **Public Services**

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SP-30 Influence of Market Conditions

Introduction

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. The market characteristics that will influence the use of funds are presented below according to housing type.

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	Market characteristics suggest that there is a high need for rental assistance. Over half of St. Louis City renters pay more than 30% of their income on rent, and the St. Louis Housing Authority has over 5,000 people on the waiting list for either public housing or vouchers. However, TBRA is difficult to justify with Federal allocations to participating jurisdictions decreasing. TBRA has a high cost per client served and TBRA clients may remain in need of rental assistance for many years, so committing to a TBRA program at an impactful scale could very easily use up the entire HOME allocation of a Participating Jurisdiction. The City of St. Louis has an existing Housing Choice Voucher program in place through the St. Louis Housing Authority. Leveraging this program by producing sufficient amounts of high quality affordable housing, stabilizing neighborhoods to ensure low-income tenants are able to live in neighborhoods of opportunity, and ensuring complementary social service programs (such as job training or emergency utility assistance) are funded at appropriate levels seem to be the best strategies to address housing cost burden and meet the need for affordable housing.

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TBRA for Non-Homeless Special Needs	Similar to the need for Tenant Based Rental Assistance, market characteristics suggest that there is a high need for rental assistance for tenants with special needs, who not only face challenges (such as disabilities, mental health challenges, or substance abuse), but must also compete for affordable housing in a rental market where many tenants are housing cost burdened and quality affordable units are in high demand. However, as explained above, Tenant Based Rental Assistance is difficult to justify with Federal allocations to participating jurisdictions decreasing. There are several rental assistance programs for tenants with special needs, including the Shelter Plus Care program and the Supportive Community Living Program. Leveraging these programs (and the Housing Choice Voucher program) by producing sufficient amounts of high quality affordable housing, stabilizing neighborhoods to ensure low-income tenants are able to live in neighborhoods of opportunity, and ensuring complementary social service programs (such as job training or emergency utility assistance) are funded at appropriate levels seem to be the best strategies to address housing cost burden and meet the need for affordable housing.
New Unit Production	The potential for construction of new housing units will be heavily influenced by the market characteristics identified in the Residential Market Analysis. The City's Residential Market Analysis-informed approach to new housing construction will match the size and type of new housing construction projects with market characteristics and existing built community characteristics in order to catalyze private investment. Subsidizing new housing construction is generally appropriate for both Target Area 2 and 3 market types; however, the approach to that production is very different in these types of markets. In Target Area 3 markets, new unit production must be at a large scale to make an appropriate impact, and only after careful, strategic site acquisition and demolition. In Target Area 2 markets and communities where most of built environment in intact, new developments can make an impact at a smaller scale (such as infill development). Infill development and other small-scale projects should be carefully balanced between affordable and market-rate units and combined with housing rehab to maximize positive impact. Housing production in Target Area 1 markets should only be undertaken if it provides affordable housing options in non-impacted areas of opportunity (in line with the City's Analysis of Impediments to Fair Housing) or targets special populations (such as the disabled or previously homeless). While both focus group and public meeting attendees consistently rated housing quality and quantity as critical issues in the City of St. Louis, the City faces challenges that are a result of a "weak market" metropolitan region. Like other weak market metros around the country, regional construction of new housing units have consistently exceeded the growth in new households. In addition, construction costs for new unit production in the City are high and market values (as well as resident incomes) are comparatively low, resulting in most new unit production requiring high development subsidy. Therefore, while new unit production may be theoretically suitable in many St. Louis neighborhoods (provided that production is at an appropriate scale), the return on investment may not be as high as other possible data-driven market interventions.
Rehabilitation	The potential for rehabilitation will be influenced by the market characteristics identified in the Residential Market Analysis. The guidance for rehabilitation is similar to the guidance for new unit production in terms of strategy and scale.
Acquisition, including preservation	The potential for acquisition will be influenced by the market characteristics identified in the Residential Market Analysis. "Preservation" refers to the preservation of existing affordable housing units. Acquisition activities are most appropriate in Target Area 3 markets where land value is low but the potential for future large-scale opportunities is high.

TABLE 47 – INFLUENCE OF MARKET CONDITIONS

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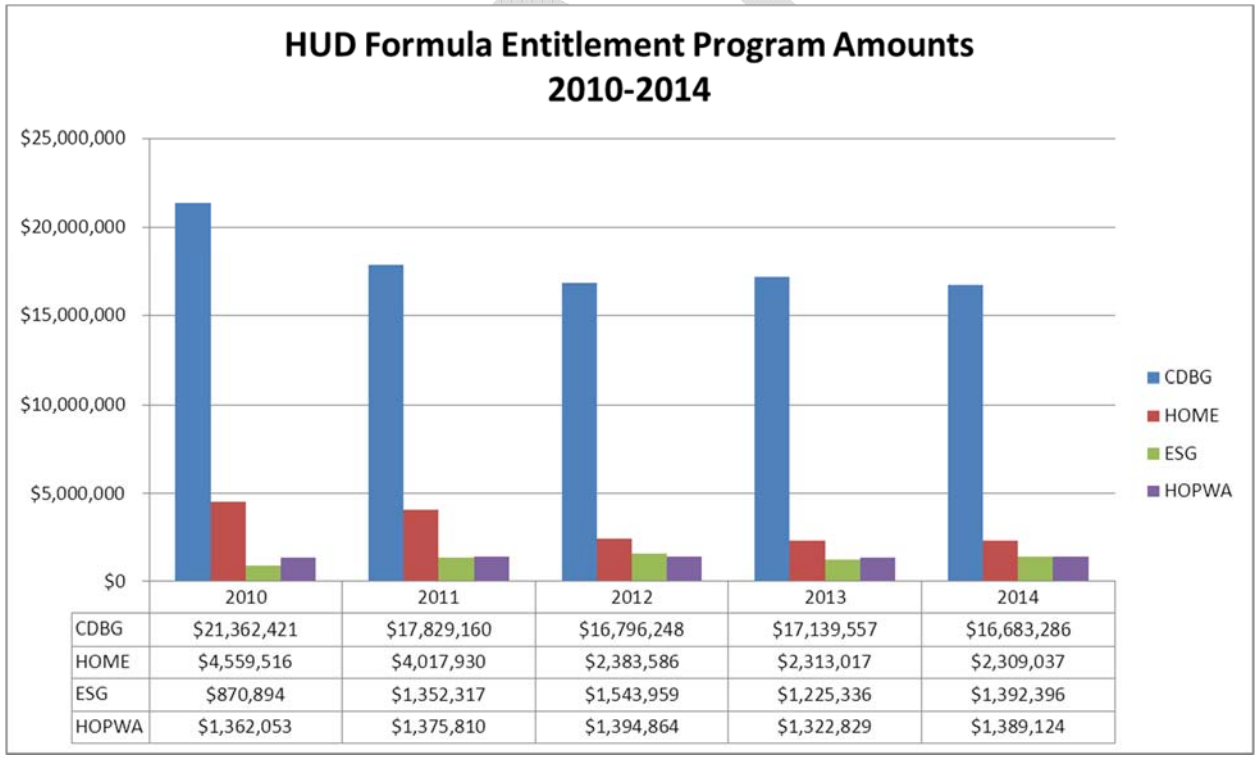
SP-35 Anticipated Resources

Introduction

The anticipated funding for the 2015 to 2019 five-year Consolidated Plan for the City of St. Louis is over $100 million. However, there has been a gradual reduction in HUD Formula Entitlement Program amounts over the past 5 years, necessitating creative approaches to the leveraging of resources. The chart following shows entitlement program amounts allocated under the prior five-year Consolidated Plan, and the table following identifies anticipated resources for this current five-year Consolidated Plan.



	2010	2011	2012	2013	2014
CDBG	$21,362,421	$17,829,160	$16,796,248	$17,139,557	$16,683,286
HOME	$4,559,516	$4,017,930	$2,383,586	$2,313,017	$2,309,037
ESG	$870,894	$1,352,317	$1,543,959	$1,225,336	$1,392,396
HOPWA	$1,362,053	$1,375,810	$1,394,864	$1,322,829	$1,389,124

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Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan $	Total Expected ConPlan Funding
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
HOPWA	HOPWA	Goals outlined in section SP-45	$1,319,668	$18,000	$0	$1,337,668	$4,723,012	$6,060,680
ESG	ESG	Goals outlined in section SP-45	$1,322,776	$0	$0	$1,322,776	$4,661,968	$5,984,744
HOME	HOME	Goals outlined in section SP-45	$1,616,326	$373,000	$0.00	$1.989,326	$7,130,625	$9,119,951
CDBG	CDBG	Goals outlined in section SP-45	$16,266,204	$519,500	$0.00	$16,785,704	$68,891,282	$85,676,986

TABLE 48 - ANTICIPATED RESOURCES

Leveraging of Resources

Given the magnitude of the housing, economic development, and public services needs outlined in the Needs Assessment (NA) portion of the 2015-2019 Consolidated Plan, it is critical that the public subsidy resources listed above be leveraged in order to have the greatest impact possible. The City of St. Louis is addressing this challenge in several ways, including:

Data-Informed and Housing Market-Aware Decision Making

In April 2014, The Reinvestment Fund (TRF) produced a Residential Market Analysis for the City of St. Louis in partnership with The Cloudburst Group and the Department of Housing and Urban Development (HUD) and the City of St. Louis. The Residential Market Analysis is a tool for the City of St. Louis that can help public officials and others direct the investment of public funds so that private investment may be strategically leveraged for the public's benefit. This statistical tool uses market data to classify geographic areas, varying market types within the City, and the unique needs of each neighborhood. Market types are designated according to clustering similar characteristics, including housing sale prices, vacancy, percent non-residential, building permit activity, foreclosures and subsidized rental stock. The MVA may be used to clarify where different market types exist as well as what potential strategies are most successful in each area.

The Residential Market Analysis map and underlying data were used throughout the public engagement and priority/goal setting process of the 2015-2019 Consolidated Plan and the map and will continue to be used in future notices of funding availability for housing in order to preference applications for housing development that are the appropriate type and scale given the residential market value.

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The Residential Market Analysis is complemented by other data tools being developed by TRF, the City of St. Louis, and local partners and intermediaries in order to guide decision making and strategically target subsidy in order to catalyze private investments.

Emphasis on Leveraging in Request For Proposal Processes for Sub-Grantees

The Community Development Administration has been placing an increased emphasis on budget and leveraging in the NOFA and RFP processes for Sub-Grantees for public service and other activities utilizing Federal Formula Grant funding. The current application and scoring sheet emphasizes the importance of leveraging as well as a renewed focus on concrete, measurable outcomes in order to ensure the maximum impact per dollar spent.

Innovative Public-Private Working Groups

In order to better catalyze private investment, City of St. Louis governmental departments are increasingly taking part in public-private discussions with local intermediaries, foundations, and developers. One example of this is the St. Louis Housing Funders Group. The purpose of the St. Louis Housing Funders Group is to develop better collaboration and reduce barriers for those seeking funding to develop housing and supportive services in the City of St. Louis. Current members include:

- City of St. Louis Affordable Housing Commission
- City of St. Louis Department of Human Services Homeless Division
- City of St. Louis Community Development Agency
- IFF
- Missouri Department of Mental Health
- Missouri Housing Development Commission
- Rise Community Development
- St. Louis County Economic Development
- St. Louis Housing Authority
- St. Louis Mental Health Board
- St. Louis Equity Fund
- Sterling Bank
- U.S. Department of Housing and Urban Development
- United Way of Greater St. Louis
- Veterans Administration

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Publicly Owned Land

The City of St. Louis has both a critical asset and liability in the form of approximately 11,000 abandoned vacant lots and vacant buildings owned and maintained by the Land Reutilization Authority (LRA). The LRA receives title to all tax delinquent properties not sold at the Sheriff's sale. It also receives title to properties through donations. The St. Louis Development Corporation Real Estate Department maintains, markets, and sells these properties and performs land assemblage for future development.

LRA's ability to assemble and deliver vacant lots and buildings to private developers with clear title, rather than having these tax delinquent properties remain in private ownership, can potentially catalyze private development. However, LRA properties also came up frequently in Consolidated Plan focus group discussions. Community leaders in the Geographic Focus Groups, especially in the North City geographic focus group areas where LRA properties are more prevalent, expressed frustration with LRA's maintenance of and lawn cutting schedule for their properties, as well as the perceived lack of a long-term plan for addressing vacant and abandoned buildings that considers residential and real estate development. Suggestions from the Housing and Economic Development Theme Based Focus Group also involved LRA. Housing practitioners suggested that the City needs to ensure that the LRA purchase process and pricing model becomes more transparent and consistent across potential interested purchasers, and also that if LRA properties are purchased for developments, that the City needs to incentivize appropriate percentages of affordable and/or mixed income and market rate housing depending on the needs of the neighborhood market.

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SP-40 Institutional Delivery Structure

Institutional Delivery Structure

The anticipated funding for the 2015 to 2019 five-year Consolidated Plan for the City of St. Louis is over $100 million. This funding is administered by three (3) key City entities. These entities are the Community Development Administration (CDA), the Department of Human Services, and the Department of Health. Expected funding and administrative responsibilities are outlined in the tables below.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Community Development Administration (CDA)	Government	Affordable Housing – Ownership Affordable Housing – Rental Community Development – Public Facilities Community Development – Neighborhood Improvements Community Development – Public Services Administration and Planning	Jurisdiction
Department of Human Services	Government	Homelessness	Jurisdiction
Department of Health	Government	Non-Homeless Special Needs	Jurisdiction

TABLE 49 - INSTITUTIONAL DELIVERY STRUCTURE

Other City departments and quasi-governmental entities, such as the Planning and Urban Design Department, St. Louis Development Corporation, the City's Law Department, Comptroller's Office, Operation Brightside, and others help administer the funding and/or implement specific programs or projects identified in the Consolidated Plan.

In addition to the City departments described above, CDA issues Requests for Proposals (RFPs) to identify sub-recipient organizations to implement programs and projects identified in the Consolidated Plan. These sub-recipients are instrumental in the successful fulfillment of Consolidated Plan priorities and goals. CDA also issues NOFAs that allow non-profit and for-profit developers the opportunity to submit proposals to undertake residential and commercial development projects using program financing to address the needs and priorities identified in the Consolidated Plan.

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Strengths and Gaps in the Institutional Delivery System

The City of St. Louis prides itself on a long track record of successful partnerships among public and private sector entities. The delivery system for the Consolidated Plan programs is no exception. Communication and cooperation between the City of St. Louis Community Development Administration and the partner agencies and organizations that administer activities are strong.

In past years, CDA staff has worked closely with the other organizations involved in the Consolidated Plan programs to improve regulatory compliance, monitoring, cooperation and partnerships among agencies, and technical capacity of organizations involved in project delivery.

The single most significant impediment in the delivery system remains the lack of available funding to support community development, economic development and affordable housing projects. The City of St. Louis is trying to address this gap via more strategic targeting, data driven decision-making, and leveraging of resources. Additional information can be found in section SP-35 under "Leveraging of Resources."

Availability of Services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	YES	YES	YES
Legal Assistance	YES	YES	YES
Mortgage Assistance	YES	YES	YES
Rental Assistance	YES	YES	YES
Utilities Assistance	YES	YES	YES
Street Outreach Services			
Law Enforcement	YES	YES	
Mobile Clinics	YES	YES	YES
Other Street Outreach Services			
Supportive Services			
Alcohol & Drug Abuse	YES	YES	YES
Child Care	YES	YES	
Education	YES	YES	
Employment and Employment Training	YES	YES	
Healthcare	YES	YES	
HIV/AIDS	YES		YES
Life Skills	YES	YES	
Mental Health Counseling	YES		
Transportation	YES	YES	

Other			
Other			

TABLE 50 - HOMELESS PREVENTION SERVICES SUMMARY

Strengths and Gaps in the Service Delivery System

One challenge in the current service delivery system is the location and accessibility of public services. Anecdotally, the existing services for the homeless do a good job of providing essential needs such as shelter, meals, and health care. However with many of these services clustered in a relatively small area of downtown, public service clients are tied to a single location and persons at risk of homelessness may not have resources within their communities.

Additionally, participants in a Consolidated Plan Theme Based Focus Group on Homelessness Needs and Non-Homelessness Special Needs cited lack of funding for coordination between agencies, and a lack of an awareness of resources or a centralized resource directory as gaps compromising progress in service delivery.

Overcoming Gaps

In order to overcome gaps in the service delivery system, the St. Louis Homeless Services Division and the Continuum of Care are in the process of site selection for and development of Community Housing Centers in areas of high need (based on HMIS data on the last permanent address of homeless persons) throughout the City of St. Louis.

These Community Housing Centers will offer friendly, low-demand environments, along with instant access to housing and services. The Centers will welcome and engage chronically homeless persons and develop relationships with them. Mobile teams trained in ACT principles will be attached to the Centers, conducting street-level outreach and screening.

At the Centers, chronically homeless persons will have access to health screening, transportation, case management, and an array of other services. Staff persons will be on hand to assist with applications for benefit programs, and classes will be offered in topics such as budgeting and landlord relations. Short-term beds will be available for up to 30 days.

Additionally, Consolidated Plan Theme Based Focus Group participants suggested that gaps in the service delivery system could be addressed by better defining effectiveness and developing additional outcome-based strategies, conducting an assessment to understand the administrative burden of HUD

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reporting, developing a mentoring program, especially for ex-offenders and substance abuse clients, and creating an awareness and cultural competence campaign and training for all sectors (business, non-profit, government, etc.)

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SP-45 Goals Summary

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Goal Outcome Indicator	Goal Quantity
1	Public Services: Child Care	2015	2019	Public Services	Target Areas 2 & 3	Public Services	Persons Assisted	500 persons
2	Public Services: Crime Prevention	2015	2019	Public Services	Target Areas 2 & 3	Public Services	Persons Benefitting	186,945 persons
3	Public Services: Elderly	2015	2019	Public Services	Citywide	Public Services	Persons Assisted	5,000 persons
4	Public Services: Elderly Meals Program	2015	2019	Public Services	Citywide	Public Services	Persons Assisted	2,000 persons
5	Public Services: Fair Housing	2015	2019	Public Services	Citywide	Public Services	Households Assisted/ Persons Assisted	1,500 households 4,000 persons
6	Public Services: Financial Literacy/Financial Counseling	2015	2019	Public Services	Target Areas 2 & 3	Public Services	Persons Assisted	5,000 persons
7	Public Services: Food Access	2015	2019	Public Services	Citywide	Public Services	Households Assisted/ Persons Assisted	3,000 households 10,000 persons
8	Public Services: Health	2015	2019	Public Services	Target Areas 2 & 3	Public Services	Persons Assisted	10,000 persons
9	Public Services: Homeless Prevention/Rapid Re-Housing	2015	2019	Public Services	Citywide	Public Services	Persons Assisted	250 persons
10	Public Services: Job Training	2015	2019	Public Services	Citywide	Public Services	Persons Assisted	2,000 persons
11	Public Services: Landlord Training	2015	2019	Public Services	Citywide	Public Services	Persons Benefitting	186,945 persons
12	Public Services: Neighborhood Cleanups and Beautification	2015	2019	Public Services	Target Areas 2 & 3	Public Services	Persons Benefitting	186,945 persons
13	Public Services: Offender Reentry Services	2015	2019	Public Services	Citywide	Public Services	Persons Assisted	150 persons
14	Public Services: Resident Leadership Training and Development	2015	2019	Public Services	Target Areas 2 & 3	Public Services	Persons Assisted	500 persons
15	Public Services: Youth	2015	2019	Public Services	Target Areas 2 & 3	Public Services	Persons Assisted	20,000 persons

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Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Goal Outcome Indicator	Goal Quantity
16	Interim Assistance	2015	2019	Interim Assistance	Target Areas 1 & 2	Interim Assistance	Persons Benefitting	186,945 persons
17	Housing: Homebuyer Assistance	2015	2019	Housing	Citywide	Affordable Housing – Rental and Homeowner Assistance	Households Assisted	50 households
18	Housing: Healthy Home Repair	2015	2019	Housing	Citywide	Affordable Housing – Rehabilitation of Existing Units	Households Assisted	202 households
19	Housing: Minor Home Repair	2015	2019	Housing	Citywide	Affordable Housing – Rehabilitation of Existing Units	Households Assisted	20,000 households
20	Housing: Rental Housing Deposit Assistance	2015	2019	Housing	Citywide	Affordable Housing – Rental and Homeowner Assistance	Households Assisted	
21	Housing: Affordable Rental Housing Development – Rehabilitation	2015	2019	Housing	Citywide	Affordable Housing – Rehabilitation of Existing Units	Housing Units	125 housing units
22	Housing: Affordable Rental Housing Development – New Construction	2015	2019	Housing	Citywide	Affordable Housing – Production of New Units	Housing Units	375 housing units
23	Housing: Affordable For Sale Housing Development – Rehabilitation	2015	2019	Housing	Citywide	Affordable Housing – Rehabilitation of Existing Units	Housing Units	85 housing units
17	Housing: Affordable For Sale Housing Development – New Construction	2015	2019	Housing	Citywide	Affordable Housing – Production of New Units	Housing Units	15 housing units

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Goal Outcome Indicator	Goal Quantity
18	Housing: Demolition of Derelict Buildings	2015	2019	Housing	Target Area 3	Affordable Housing – Production of New Units	Buildings Demolished	
19	Housing: Strategic Site Acquisition/Assembly	2015	2019	Housing	Target Area 3	Affordable Housing – Production of New Units	Other – Sites Assembled	
20	Housing: Rehab Administration	2015	2019	Housing	Citywide	Affordable Housing— Rehabilitation of Existing Units	Other	1 organization
21	Homeless: Rapid Re-Housing	2015	2019	Homeless	Citywide	Homelessness – Rapid Re-Housing	Tenant-based rental assistance/ Rapid Re-Housing – Persons Assisted	
22	Homeless: Shelter	2015	2019	Homeless	Citywide	Homelessness – Emergency Shelter and Transitional Housing	Overnight/Emergency Shelter/Transitional Housing Beds added – Beds	
23	Homeless: Street Outreach	2015	2019	Homeless	Citywide	Homelessness – Outreach	Homeless Person Overnight Shelter – Persons Assisted	
24	Homeless: Homeless Prevention	2015	2019	Homeless	Citywide	Homelessness - Prevention	Homelessness Prevention – Persons Assisted	
25	Economic Development: Business Development	2015	2019	Economic Development	Target Areas 2 & 3	Economic Development	Jobs Created/ Retained Businesses Assisted	175 jobs 75 businesses
26	Economic Development: Business Incubator	2015	2019	Economic Development	Citywide	Economic Development	Businesses Assisted	30 businesses
27	Economic Development: Microenterprise Assistance	2015	2019	Economic Development	Citywide	Economic Development	Businesses Assisted	250 businesses
28	Economic Development: Commercial Services in Low/Mod Areas	2015	2019	Economic Development	Target Areas 1 & 2	Economic Development	Businesses Assisted Households Benefitting	275 businesses 1,500 households

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Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Goal Outcome Indicator	Goal Quantity
29	Economic Development: Business Attraction/ Financial Incentives: Food Access	2015	2019	Economic Development	Food Deserts	Economic Development	Businesses Assisted	5 businesses
30	Public Facilities and Improvements: Early Childhood Education Centers	2015	2019	Non-Housing Community Development	Target Areas 2 & 3	Public Facilities	Persons Benefitting	500 persons
31	Public Facilities and Improvements: Health Facilities	2015	2019	Non-Housing Community Development	Target Areas 2 & 3	Public Facilities	Persons Benefitting	25,000 persons
32	Public Facilities and Improvements: Street and Sidewalk Improvements	2015	2019	Non-Housing Community Development	Target Areas 2 & 3	Public Improvements & Infrastructure	Persons Benefitting	40,000 persons
33	Administration	2015	2019	Administration	Citywide	Administration	Other	1 organization
34	Administration	2015	2019	Administration	Citywide	Economic Development	Other	1 organization
35	Planning	2015	2019	Planning	Citywide	Planning	Other	1 organization
36	Planning: Federal Grant Application	2015	2019	Planning	North St. Louis	Planning	Other	1 organization

TABLE 51 – GOALS SUMMARY

Goal Descriptions

Goals are described in detail below by category and goal name, following the same listed order as in the Goals Summary Information table above.

Public Services: Child Care

Provide affordable child care for LMI families to allow for the parents to obtain or enhance their education and/or obtain or retain a job.

Public Services: Crime Prevention

Provide programs and services that assist in reducing and/or preventing crime in low- and moderate-income areas.

Public Services: Elderly

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.

Public Services: Elderly Meals Program

The St. Louis Area Agency on Aging (SLAAA) will continue to effectively operate the Elderly Services Program, which provides home delivered meals and congregate meals to seniors and persons with disabilities living in the City of St. Louis. SLAAA is the sole provider under the federal Older Americans Act in the City of St. Louis and it participates in the state –funded Home Delivered Meals program. SLAAA contracts with local senior centers for the daily delivery of catered home delivered meals to persons living in the City of St. Louis. In accordance with HUD guidelines, CDA will require that SLAAA competitively procure service providers who will assist with the preparation of the meals.

Public Services: Fair Housing

Provide education, counseling, investigation and enforcement of fair housing laws.

Public Services: Financial Literacy/Financial Counseling

Provide innovative City-wide financial literacy programs for low- and moderate-income persons.

Public Services: Food Access

Provide programs and services that assist in providing access to food for low- and moderate-income persons.

Public Services: Health

Provide access to community health services, including but not limited to mental health counseling, nutrition services, public health nursing and health education to low- and moderate income residents.

Public Services: Homeless Prevention/Rapid-Re-Housing

Provide full range of services to minimize the number of homeless/at-risk homeless persons including food, shelter, and other emergency needs.

Public Services: Job Training

Provide employment to low- and moderate-income persons that will not necessarily result in documented placement in full time equivalent (FTE) jobs.

Public Services: Landlord Training

Provide a training curriculum that will assist landlords in developing sound business practices, resulting in better quality rental units in low- and moderate-income areas.

Public Services: Neighborhood Cleanups and Beautification

Provide neighborhood cleanup services and beautification programs.

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Public Services: Offender Reentry Services
Provide supportive services to low- and moderate-income individuals who have been incarcerated in order to expand the safe and successful reintegration into the community.

Public Services: Resident Leadership Training and Development
Using the City's Sustainable Neighborhoods Toolkit as a guide, develop and implement an innovative City-wide Community Development Institute to train residents of primarily low- and moderate-income neighborhoods on the triple bottom line of incorporating and integrating social and economic goals with environmental ones into community development activities.

Public Services: Youth
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.

Interim Assistance
Secure vacant and open buildings, clear, grade and seed vacant lots and remove hazardous trees on property owned by the Land Reutilization Authority in low-moderate income neighborhoods.

Housing: Homebuyer Assistance
Provide down payment and closing cost assistance to low- and moderate-income homebuyers.

Housing: Healthy Home Repair
Provide assistance to bring low-moderate income owner-occupied housing into code compliance and make them lead-safe and to emergency repair needs.

Housing: Minor Home Repair Program
Provide minor home repairs, to include accessibility modifications, to persons 62 or older or persons with disabilities.

Housing: Rental Housing Deposit Assistance
Provide security deposits and/or first and last month rents to low- and moderate-income households who are otherwise able to afford rental housing.

Housing: Affordable Rental Housing Development – Rehabilitation
Development of affordable rental housing affordable to low- and moderate-income households through the rehabilitation of existing units.

Housing: Affordable Rental Housing Development – New Construction
Development of new rental housing affordable to low- and moderate-income households.

Housing: Affordable For Sale Housing Development – Rehabilitation
Development of for-sale housing affordable to low- and moderate-income households through the rehabilitation of existing units.

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Housing: Affordable For Sale Housing Development – New Construction
Development of new for-sale housing affordable to low- and moderate-income households.

Housing: Demolition of Derelict Buildings
Strategic demolition of unsafe, derelict buildings that will lead to production of affordable housing for low- and moderate-income households.

Housing: Strategic Site Acquisition/Assembly
Strategic site acquisition and assembly that will lead to production of affordable housing for low- and moderate-income households.

Homeless: Rapid Re-Housing
Provide rapid re-housing services to persons recently homeless or at risk of becoming homeless.

Homeless: Shelter
Provide emergency shelter or transitional housing beds to homeless persons.

Homeless: Street Outreach
Provide street outreach to homeless persons resulting in persons placed in overnight shelter.

Homeless: Homeless Prevention
Provide homeless prevention services such as utility assistance.

Economic Development: Business Development
Business loan program to help create and/or retain jobs for low-moderate income people.

Economic Development: Business Incubator
Provision of small business incubator space to help entrepreneurs who are in locating and growing their businesses in the City of St. Louis..

Economic Development: Microenterprise Assistance
Provide technical assistance, business support services, and other similar services to owners of microenterprises or persons developing incubators for use by microenterprises

Economic Development: Commercial Services in Low-Mod Areas
Provide façade improvements to small businesses along geographically targeted commercial corridors.

Economic Development: Business Attraction/Financial Incentives: Food Access in North City
Provide financial incentives/assistance to businesses addressing the lack of food access in food deserts located in North City.

Public Facilities and Improvements: Early Childhood Education Centers
Assist in the development or rehabilitation of early childhood education facilities that are principally designed to serve a predominantly low- and moderate-income area.

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Public Facilities and Improvements: Health Facilities

Assist in the development or rehabilitation of health facilities that are principally designed to serve a predominantly low- and moderate-income area.

Public Facilities and Improvements: Street and Sidewalk Improvements

Provide improvements to streets, sidewalks and curbs.

Program Administration

Provide administrative support to and be responsible for CDBG, HOME and NSP program and compliance evaluations, the programming of activities, budgeting, monitoring, and reporting of activities and accomplishments and the implementation of various housing development programs.

Program Administration

Provide administrative support to and be responsible for CDBG, HOME and NSP program and compliance evaluations, the programming of activities, budgeting, monitoring, and reporting of activities and accomplishments and the implementation of various housing development programs.

Economic Development Program Administration

Coordinate the functions of various city development agencies that implement economic development programs, including, but not limited to, business loan packaging, economic development financing, real estate development, minority business development, business assistance, contracting for public improvements, construction monitoring, planning and administrative activities.

Planning

Provide professional planning expertise and services, including the creation and review of community plans and planning related work products (maps, research, etc.); assist the Planning Commission in the review of development plans; assist in the preparation of applications for federal, state and local grants; prepare the necessary materials for the designation of local historic landmarks and/or districts, as well as perform design review functions.

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SP-50 Public Housing Accessibility and Involvement

Section 504 Voluntary Compliance Agreement

SLHA fully meets the requirements of Section 504 and is not under a Voluntary Compliance Agreement.

Activities to Increase Resident Involvement

SLHA continues to try to increase resident involvement in management by providing regular resident meetings where residents can express concerns to housing management. SLHA maintains a strong working relationship with the City-wide resident organization which provides resident involvement in strategic and agency planning. In addition, SLHA continues to assist with development of resident organizations at the developments by proving information to developments interesting in forming organizations, facilitating training and monitoring compliance with regulatory requirements. SLHA also provides a forum for residents to express their concerns with a full-time Ombudsman, who works to resolve resident complaints.

Public Housing Agency Performance

SLHA is a High Performer and is not designated as troubled under 24 CFR part 902.

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SP-55 Barriers to Affordable Housing

Barriers to Affordable Housing

The current City of St. Louis Draft Analysis of Impediments to Fair Housing identifies six impediments to fair housing that also fall under the category of barriers to affordable housing. These impediments/barriers may be revised before the formal submission of the Consolidated Plan to HUD, as the Draft Analysis of Impediments to Fair Housing is currently being reviewed and revised with additional engagement from governmental and institutional stakeholders. Barriers to affordable housing include:

1. There are not enough rent-assisted units to meet the demand. The St. Louis Housing Authority manages federally funded programs such as the Housing Choice Voucher Program (formerly known as Section 8) and public housing. Under both programs the amount of rent paid by the tenant household is limited to 30% of the household's income. SLHA reports that they assist about 9,000 households, with over 5,000 on the waiting list for public housing and for vouchers. Even with this level of assistance, there are still approximately 20,000 households in need of such assistance that do not receive it.
2. Historically, there has been a lack of a geographically targeted methodology for distributing Community Development Block Grant (CDBG) funds to meet housing needs to maximize impact.
3. Continuing uncertainty regarding the General Assembly's commitment to funding State tax credit programs used to fund low-income housing construction and rehabilitation is leading to uncertainty in the public and private sectors about the future availability of these resources in the production of affordable housing.
4. Residents often oppose the location of housing for protected classes in or near their neighborhoods, including rezoning for group homes for residents who are disabled.
5. The largest concentration of affordable housing units is located in areas that lack jobs and have schools that underperform.
6. Accessible housing units are not often available to people with disabilities.

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Strategy to Remove or Ameliorate Barriers

Below are the strategies to ameliorate the barriers listed in the prior section, with the caveat that these strategies may also be revised within the next several weeks as the Draft Analysis of Impediments to Fair Housing is reviewed and revised with additional stakeholder input. Additional actions to consider based on Consolidated Plan Focus Group Discussions include aligning housing funding application cycles and creating a more transparent and consistent LRA property purchase process.

1. The City should use its considerable lobbying power to help preserve funding for assisted housing at the federal and state levels. The Affordable Housing Commission has worked to increase the amount of low income housing in the market place. While the City has a large amount of low income housing for its size, it also has a great need. Housing cost burdens cause financial instability and create a service burden for the City.

2. The City should empower its Planning Division, known as the Planning and Urban Design Agency, or PDA, to become more proactive in identifying areas of greatest affordable housing need. By having a global perspective added to the development process, the creation of affordable housing units can be approached as part of an on-going cohesive investment effort that provides maximum benefit to the City and its residents. With the 2015-2019 Consolidated Plan process and the utilization of the Residential Market Analysis produced by The Reinvestment Fund for the City, the City is in the process of significantly improving the ways in which affordable housing needs are matched to market conditions and leveraged by private investment.

3. The City of St. Louis is well-represented in a consortium that was created to educate lawmakers and the public about the importance of these programs. City leaders should continue their efforts to lobby on their behalf to ensure that any changes have the least possible impact on the production of much needed quality, affordable housing units in the City of St. Louis.

4. Resident negative attitudes regarding affordable housing should be addressed with better information about successful housing initiatives in the City and surrounding communities. Including the residents in planning for affordable housing initiatives can include their input and concerns and provide a means to get quality information to the neighbors before rumors and innuendos can overcome a development. Greater regional cooperation in housing planning should be encouraged. The City participates is regional planning boards like the East-West Gateway Council of Governments to address large issues that affect the entire region. Issues such as transit, roads, economic development, and the environment are top issues for the agency. A similar effort to plan for housing would be beneficial.

5. The City needs to empower the Community Development Administration and the Affordable Housing Commission to set goals to encourage developers to choose sites in less poverty impacted areas. In order for this to be successful, the goals will need to be well publicized, and they will need to be enforced when the City sends its priorities to HUD and MHDC. Greater regional planning and cooperation across the region would also be necessary to further distribute low-income housing to areas with good jobs and transportation. Further, the City needs to encourage creative partnerships that will invest in low income areas of the City. Strategies to revitalize heavily impacted portions of the City should include and engage

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neighborhood leaders and community development corporations. Large scale interventions may offer the best hope for revitalization for largely depleted neighborhoods with a high percentage of vacant land.

6. The Affordable Housing Commission and the Community Development Administration currently add to the supply of accessible units by requiring that some accessible units be included in the plans for any housing for which they provide funding. The agencies should review the goals for accessible housing in light of the 2010 Census numbers to see if they are reasonably meeting the needs of the population of disabled residents. In addition, there needs to be more communication between service providers, developers, and property managers to ensure that accessible and universal design units are occupied by the people who are in need of these features, as sometimes accessible units are leased to the first tenant who qualifies regardless of need. Additionally, the Affordable Housing Commission and Community Development Administration should consider whether accessible units are being developed where transportation options and public services are most accessible.

SP-60 Homelessness Strategy

Outreach and Assessment of Needs

The City of St. Louis conducts targeted outreach to homeless persons (especially unsheltered persons) and assesses their individual needs through the City's Homeless Services Division and two sub-grantees: Places for People & Arch City Defenders.

The City's Homeless Services Division will conduct outreach to mostly unsheltered persons, providing them with flyers and information on current and upcoming housing and supportive services projects. Simultaneously, the Homeless Services Division will assist them and encourage them to receive shelter or housing services. Arch City Defenders will conduct outreach to homeless or at risk clients to provide holistic criminal and civil legal services and representation on cases that can hinder a client from being or remaining housed. Places for People will conduct outreach to clients that are homeless and may have a mental illness, as well as address immediate, tangible needs by offering pocket foods, bus tickets, or coats as well as referrals to other shelter, housing, and community resources. Place for People also uses its own Emergency Apartments, as well as its extensive relationships with area hotels and landlords, to move eligible clients from homelessness to housing.

In 2014, the City Homeless Services Division launched a new project for rapidly re-housing Veterans (Operation: REVEILLE). Some of the many partnering agencies for Operation: REVEILLE are the City of St. Louis, the Veteran's Administration, HOPE Recovery Center, Employment Connections, Peter and Paul Community Services, and Gateway 180. Operation: REVEILLE provided housing for all veterans identified as homeless on the day of the Summer 2014 Point In

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Time county. On that day, approximately 50 individuals were identified as homeless veterans and all were placed in apartments (rapid rehousing). The future goal is to ensure that no veterans are homeless in the City of St. Louis.

Addressing Emergency and Transitional Housing Needs

With the implementation of the HEARTH Act, emergency shelters and site-based transitional housing programs will play an essential role. They will be used for those who cannot immediately be placed in permanent housing. The primary purpose of emergency shelters and site-based transitional housing programs will be to equip persons to move into appropriate forms of permanent housing as soon as possible. Emergency shelters and site-based transitional housing programs will be evaluated in part based on the percentage of persons placed into permanent housing (at least 80%) and the length of their stays in permanent housing.

In 2014, the goal is to serve 750 clients through emergency shelter, and, while in shelter, provide clients with or make referrals to services such as intense case management, child care, education, employment assistance, job training, legal, mental health, substance abuse treatment, transitional housing, permanent or permanent supportive housing, transportation, and services for special populations utilizing evidence-based or best practices.

Through the City of St. Louis' new initiative, Operation: REVEILLE, which launched in July of 2014, all homeless Veterans will be placed into permanent or permanent supportive housing. This initiative brings together federal, state and local government agencies, housing providers, faith-based organizations, non-profit agencies and businesses to provide mental health and other services, along with a stable place to live for chronically homeless Veterans in our community.

Currently, the funding needed to provide transitional housing is being addressed by funding sources besides ESG. The available funding to provide transitional housing will be re-evaluated during each Annual Plan cycle, but it is anticipated that ESG funds will not be used. However, the St. Louis City Continuum of Care is working to strengthen the effectiveness of the transitional housing program by evaluating the potential of the following two strategies: 1) shifting to an approach of getting people into permanent housing quickly and providing services in that context or 2) retaining the transitional nature of the housing but serving only youth or those very high need households for whom data and research indicate a transitional housing approach is needed.

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Transition to Permanent Housing and Independent Living

The City will allocate funds to rapid re-housing to ensure that individual and families (especially those experiencing chronic homelessness) make the transition to permanent housing and independent living. Homeless individuals and families, veterans and unaccompanied youth that are chronically homeless may be eligible for rapid re-housing.

In 2014, the City will seek additional permanent supportive housing for families. The City of St. Louis currently has nine permanent supportive housing programs for families. Since the launch of The BEACH Project, the City of St. Louis has established an excellent partnership with the St. Louis City Housing Authority in which relationships with landlords has flourished. This gives the St. Louis City Continuum of Care (CoC) the ability to have units ready and available to clients.

Additionally, The City of St. Louis outlined the establishment of four Safe Havens in its 10-Year Plan to End Chronic Homelessness. To date, the City has two operating Safe Havens and has received funding for an additional Safe Haven, which is expected to open by the middle of 2014. Peter and Paul Community Services is the project sponsor. This will add 25 new PSH units to the St. Louis City CoC. HUD has announced that it will no longer fund new Safe Havens, so the fourth safe haven will not be developed.

The CoC takes immediate actions to provide housing for unsheltered homeless household with dependent children. Once an unsheltered family has been identified, the CoC will dispatch the mobile outreach team to conduct an assessment. The family is immediately placed in the most appropriate/available housing (hotel, shelter, or transitional housing).

The CoC is currently increasing the occupancy rate in transitional housing for families by reducing barriers that are required to enter transitional housing. The CoC is developing plans to move eligible families from the streets to transitional housing - bypassing emergency shelter if necessary.

Prevention Services

In 2014 the City of St. Louis will begin construction of three new Community Housing Solution Centers to provide prevention services such as rental and utility assistance, financial literacy, referrals to job training and preparedness, legal, and other community resources to individuals and families that are currently housed, but are at risk of becoming homeless.

Additionally, the St. Louis City CoC has homeless prevention strategies focused on two key population types: persons being discharged from publicly-funded institutions, and persons already receiving assistance from public and private agencies.

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Persons Being Discharged from Publicly-Funded Institutions

The St. Louis City CoC continues to work on a state-wide basis to help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are being discharged from publicly funded institutions and systems of care, such as healthcare facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions.

The St. Louis City CoC is a member of the State's interagency council, the Governor's Committee to End Homelessness (GCEH). Many of the publicly funded institutions and systems of care are administered at the State level. These organizations are also members of the GCEH.

The GCEH has a discharge workgroup that meets regularly. Each Continuum of Care in the state (a total of eight) holds a seat on the workgroup. In December 2011, the GCEH voted and approved a discharge policy. The appointed member from each Continuum of Care oversees the individual discharge plan for the individual Continuum of Care.

Locally, the City of St. Louis will continue to work closely with publicly funded institutions and systems of care to help them to establish a more efficient discharge policy.

This work is critical for those who are being discharged out of hospital into homelessness and those who are currently homeless and are already receiving mental health services, but need the additional resources to help them become housed and self-sufficient.

Persons Already Receiving Assistance from Public and Private Agencies

Via the St. Louis City Continuum of Care (CoC), the City works with various public and private agencies to prevent individuals and families from becoming homeless. List below are a few of the partnering public and private agencies that the City of St. Louis contracts, refer and partnership with to establish public policies and procedures, remove barriers, and address housing, health, social services, legal, employment, education, or youth needs:

Contracting Agencies

- Arch City Defenders
- City of St. Louis Area Agency on Aging

Referral Agencies

- Grace Hill Health Center
- MERS Goodwill
- Missouri Department of Mental Health
- St. Louis Area Food Bank
- St. Louis Community Credit Union
- U.S. Department of Veteran Affairs
- U.S. Social Security Administration

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Partnering Agencies

- Missouri Department of Corrections
- St. Louis Mental Health Board
- St. Louis Housing Authority

SP-65 Lead based paint Hazards

Actions to Address Lead Based Paint Hazards

Three agencies collaborate to evaluate and reduce lead based paint hazards, with an emphasis on preventing lead poisoning rather than reacting to instances of lead poisoning: the Building Division, the Department of Health (DOH), and the Community Development Administration (CDA). The Building Division is primarily responsible for inspections and ground work, DOH is primarily responsible for community outreach and elevated blood lead level testing, and CDA functions as a financial management center for the various programs.

Some of the key actions and programs to address LBP hazards and increase access to housing without LBP hazards include:

The Lead Safe Housing Registry: The Registry is a tool that allows City departments to track the lead based paint status of buildings (unknown, remediated, etc.) and thus better coordinate programs. Lead safe housing units available for rent are registered with www.socialserve.com, which identifies the lead safety status of available listings.

Healthy Home Repair Program: Healthy Home Repair Program is a collaboration between City departments and independent not-for-profit organizations to help low and moderate income homeowners preserve their homes and eradicate lead-based paint hazards. The Healthy Home Repair Program operates as a loan to the home owner. The maximum amount of City assistance allowed is $30,000. The first $10,000 is a five-year forgivable loan, and the remaining balance, up to $20,000, is a deferred payment loan.

Multi-Family Rehabilitation Program and Window Replacement Program: Programs for rental property owners financed by the HUD Lead Hazard Reduction Grant funds and Lead Remediation Fund, which is generated through permit fees. Qualified Multi-Family Rehabilitation Program projects can receive up to

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$5,000 per unit for the first two units in a property, and $1,000 for each additional unit. The Window Replacement Program reimburses property owners up to $200 per window replacement, or up to $400 per historic window replacement in order to reduce lead-based paint hazards. Up to ten windows per eligible unit can be eligible for the Window Replacement Program. To be eligible, a building must have a child living in every unit. This program is currently dormant, but will likely begin accepting applications again before the end of 2014.

Free walk-in lead testing: The Children's Environmental Health section of the Health Department provides lead testing for children under the age of six and pregnant women who reside in the City of St. Louis. Services are provided as walk-in basis from 8 am to 5 pm, Monday through Friday, or by calling 314 657-1456 to schedule an appointment. Total testing procedure takes approximately 30 minutes.

The Heavy Metal Project (THMP): An innovative, evidence-based City of St. Louis program to reduce prevalence of lead poisoning in children through prenatal home lead hazard screening. THMP coordinates recruitment of pregnant women through cooperation with St. Mary's and BJC's Prenatal Clinics and BJC's Teens Centering Group. Yet, the service is available to any expectant mother requesting the risk assessment through the Building Division. Once the mother-to-be enrolls in The Heavy Metal Project, an inspection of her home or apartment is arranged. A lead inspector from the Building Division takes dust wipe samples, looks for flaking paint and uses an X-ray fluorescence analyzer to determine how much lead is present in the paint. If hazardous lead levels are determined, the case is referred for remediation. The City scrapes and repaints the unsafe areas and replaces windows when necessary. The service is free if the occupant makes below the income cap for HUD or City programs. THMP has an impressive return on investment, as the average cost of remediation is $7,000 per home verses the future cost of medical and social care which is estimated to be $723,000.

Extent of Lead Poisoning and Hazards

The actions above have been formulated to maximize the amount lead poisoning cases prevented and therefore have the largest possible impact. They have dramatically reduced the extent of lead poisoning and hazards over time despite widespread lead hazard risk in the City of St. Louis.

Many homes built before 1980 contain lead-based paint and, according to 2012 American Community Survey data, up to 89% of homes in the City of St. Louis were built before 1980 and are therefore at risk unless they have been tested and/or remediated and known to be safe. With 156,677 buildings potentially containing LBP hazards (based on building age alone), the extent of the risk is such that the City does not have adequate resources to test and remediate all buildings. This is why programs such as The Heavy Metal Project, which take a “just in time” approach to lead safety, remediating unsafe areas before the home is occupied by a child under six (children under six are at the greatest risk of ingesting lead dust from deteriorating lead-based paint), are so effective. They allow the City to target and time the investment of limited resources.

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Integration into Housing Policies and Procedures

Actions to address lead based paint hazards are integrated into housing policies and procedures in a number of ways.

One of the most important ways relates to information sharing. The Lead Safe Housing Registry data is integrated into Social Serve, a web service that helps citizens find available, affordable rental units in St. Louis City. Social Serve draws information from the Lead Safe Housing Registry to inform potential renters about the safety of the units they are considering and incentivize landlords/property owners to take advantage of lead remediation programs. Furthermore, as mentioned above, some lead safety programs are funded through the City of St. Louis Lead Remediation Fund, which, as part of the occupancy permit inspection process, imposes a charge of two dollars ($2.00) per one thousand dollars ($1,000.00) or fraction thereof of the estimated valuation of any building permit issued by the City of St. Louis to be used exclusively to finance detection and remediation of lead contamination. Finally, there are Federal Housing policies in place to protect families from LBP hazards. Federal law requires that landlords and homeowners of housing built before 1978 provide tenants and subsequent owners with certain information about the potential for lead-based paint. The pamphlet "Protect Your Family from Lead in Your Home" must be provided to these tenants and subsequent owners.

SP-70 Anti-Poverty Strategy

Reducing the Number of Poverty-Level Families

Poverty remains a critical issue in the City of St. Louis. According to 2012 American Community Survey data, the City of St. Louis has 89,716 persons living in poverty, representing 29.2% of the population for whom poverty status is determined, and 27,833 children under 18 in poverty, representing 42.6% of children for whom poverty status is determined. In addition, American Community Survey data shows a 14.1% unemployment rate within the civilian labor force and 27.9% of households with food stamp benefits in the past 12 months.

While many policies and programs require change at the Federal and State levels in order to make progress toward eradicating poverty (including increasing the minimum wage and providing additional funding for safety net and employment training programs), the City of St. Louis will pursue the following local

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strategies designed to reduce the number of persons in poverty (these activities to reduce the number of persons in poverty are in addition to providing services to persons in poverty according to Strategic Plan goals):

1. Pursue economic development strategies to increase the number of jobs and businesses within the region and in under-resourced neighborhoods, especially in job-intensive industries such as the biosciences. On August 1, 2013 the St. Louis Economic Development Partnership (EDP) was formed when Mayor Francis G. Slay and County Executive Charlie A. Dooley officially established a collaboration between the economic development agencies of the city and county. The EDP working strategic plan identifies six goals:

    - Growing and retaining jobs and capital investment
    - Supporting startups and the entrepreneurial community
    - Increasing foreign trade and investment
    - Advancing redevelopment of strategic real estate assets
    - Accelerating the growth rate of region's foreign born population
    - Aligning the region's talent with business needs

2. Offer job training and job placement programs designed to reduce the number of poverty-level families. Job training and placement programs were deemed as critical by Consolidated Plan focus group participants, especially training for training and summer enrichment programs for youth. In addition, the City will work to investigate whether outsourced City services, such as landscaping or grass-cutting, might present any opportunities for new businesses or employment for City residents.

3. Invest in education, continuing to improve the quality of educational options (public, private, charter, and magnet schools) within the City and partnering with agencies that foster "cradle to career" services for youth at risk of poverty.

4. Ensure that the problem of abandoned and nuisance properties in low-income neighborhoods is effectively addressed, thereby preserving the value of neighborhood property for those low-income people who are already homeowners.

5. Coordinate safety net services so they have the maximum possible impact. While safety net services are always valuable to persons in poverty, the timing of services matter. For example, Consolidated Plan focus group participants stated that the biggest impediment for residents relocating to new housing is the need to pay deposits such as an apartment security deposit or first and last month's rent deposit. Financial assistance at vulnerable times such as during a move can prevent a situation where an otherwise financially stable family might over-extend themselves, resulting in snowballing debt.

6. Facilitate asset building initiatives such as Individual Development Accounts (IDAs) and financial literacy programs.

7. Encourage programs and partnerships that support ex-offenders re-entering the community and the job market. A large percentage of Consolidated Plan public meeting participants identified programs for ex-offenders, identifying the importance of support services to ensure they overcome barriers to employment.

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8. Encourage housing and transportation investments that will lower the combined housing and transportation costs of poverty-level families and increase access to area public services and amenities. In addition, per the Mayor's Sustainability Plan Action Agenda, the City of St. Louis will advocate for transportation plans and funding that allow more people to be less car dependent, including poverty-level families for whom car ownership can be a substantial cost.

Coordination with Affordable Housing Plan

The eight anti-poverty strategies listed above are closely related to the City's plan for the provision of affordable housing.

Clients of existing affordable housing programs will benefit from an increased focus on cradle-to-career education and supportive services, job training and job placement programs, financial literacy and increased jobs within the St. Louis region. City Community Development Administration staff will work to ensure that government departments and nonprofit agencies are aware of available programs so that residents who are eligible for multiple programs have a higher chance of obtaining the assistance they need to exit poverty.

The focus on abandoned and nuisance properties in low-income neighborhoods to preserve property values is compatible with the data-driven strategies suggested by the City's Market Value Analysis. All markets types all have appropriate intervention strategies related to nuisance properties, such as code enforcement in strong markets, stabilization and rehabilitation of vacant buildings in transitional markets, and acquisition of problem properties in distressed markets.

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SP-80 Monitoring

Standards and Procedures the Jurisdiction Will Use to Monitor Activities

Prior to implementing funded activities, all CDBG sub-grantees are required to attend a mandatory workshop that includes an overview of CDBG, other federal, and City contracting requirements. They receive a copy of HUD's Playing by the Rules Handbook. Funding agreements specify all compliance and reporting requirements. Program monitoring staff watches for potential fraud, waste, mismanagement or abuse. Contract provisions provide for the suspension of funds, termination of the contract, and disallowance of reimbursement based on performance deficiencies. All activities are also monitored for compliance with related federal regulations such as Labor Standards and Section 3.

For the purposes of this section, the term "sub-grantee" also includes City departments funded under cooperation agreements. Prior to implementing funded activities, all CDBG sub-grantees are required to attend a mandatory workshop that includes an overview of CDBG, other federal, and City contracting requirements. They receive a copy of HUD's Playing by the Rules Handbook. Funding agreements specify all compliance and reporting requirements. Program monitoring staff watches for potential fraud, waste, mismanagement or abuse. Contract provisions provide for the suspension of funds, termination of the contract, and disallowance of reimbursement based on performance deficiencies. All activities are also monitored for compliance with related federal regulations such as Labor Standards and Section 3.

Staff completes agency risk assessments to facilitate the monitoring process. Organizations with no prior CDBG experience are automatically considered high risk and receive additional technical assistance. Organizations with prior CDBG experience are assessed based on the amount of the grant, the nature of the activity, staff turnover and prior performance. Where risk analysis reveals a greater risk of non-compliance, program monitors perform two on site monitoring visits during the contract period. Reviews are conducted using a standardized checklist to assure consistency and fairness.

Fiscal monitoring reviews are prioritized based on funding award amount, financial management concerns and CDBG/HOME administration experience. A list of all organizations expending $750,000 or more in federal funds during a fiscal year is maintained to track and ensure the timely submission of OMB Circular A-81 audit reports. All awardees not required to have OMB Circular A-81 audits are required to submit certification letters stating that they did not expend $750,000 in federal funding during the last fiscal year. Any concerns or findings noted during program and fiscal monitoring visits are detailed in a letter issued to each organization with corrective action recommendations and deadlines for implementation.

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On-site inspections are conducted at all HOME assisted rental housing to determine compliance with applicable property standards and to verify information submitted by owners. All HOME assisted rental and owner-occupied housing is monitored each year through desk audits and on-site visits to ensure affordability restrictions are being met and that the administrative, fiscal, and management components of these developments are adequate to meet the needs of their residents.

The Health Department retains the services of an accounting firm to perform fiscal monitoring of HOPWA-funded activities. Auditors test up to three months of fiscal reporting and examine records, accounting practices and allowable costs. Fiscal monitoring visits occur once each contract year. A-81 Audits are required from all sub-grantees expending over $750,000 in federal funds in a fiscal year. Irregularities are reported in writing to the Health Department, along with recommendations for correction. Meetings with the sub-grantee are held to develop plans for correcting any irregularities.

A Contract Compliance Policy is included with each contract. Monitoring site visits are conducted for each sub-grantee during the contract year to review program deliverables, instruct providers on reporting requirements, assess training and technical assistance needs and make recommendations for programmatic improvement. Desk audits are also performed on monthly invoices to monitor deliverables. Site visit results are reported to the provider in writing. Providers are required to respond to findings within 30 days and submit a time-phased corrective action plan. Recurring program and/or fiscal compliance issues may result in the return of funds to the Health Department and/or the termination of the subcontract.

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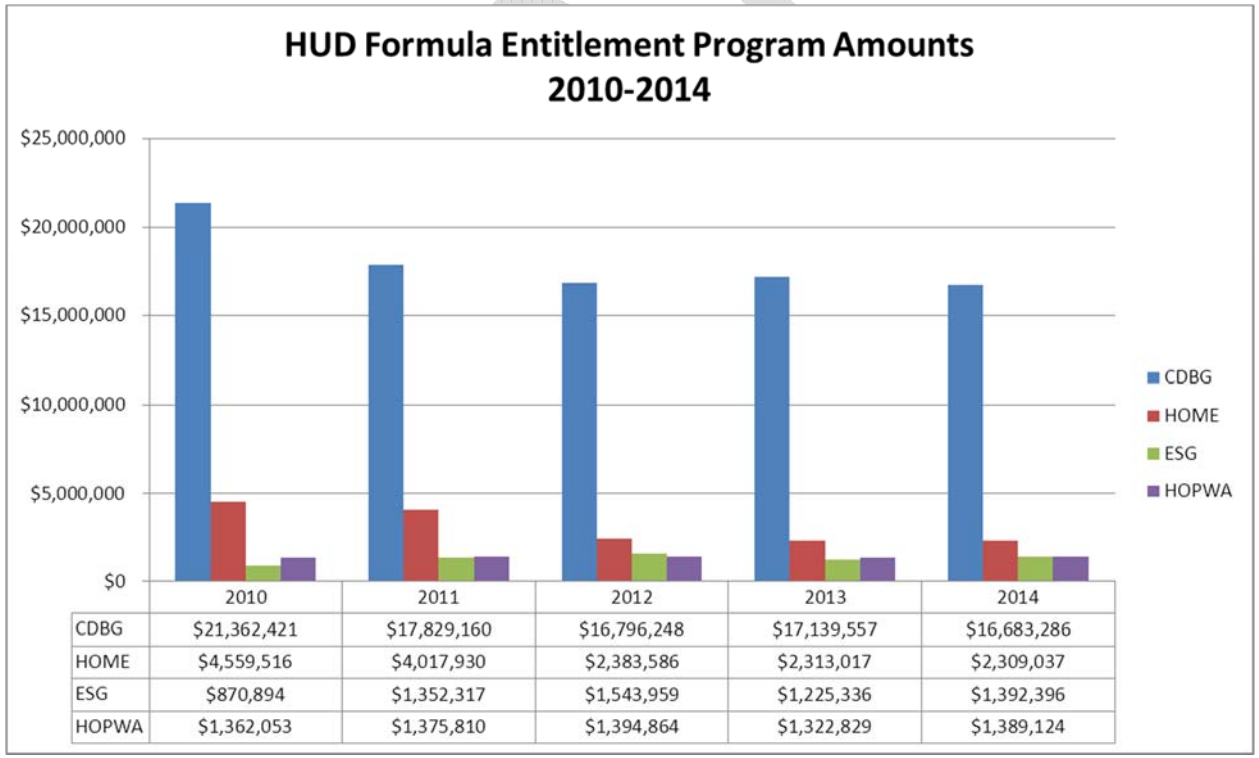
AP-15 Expected Resources

Introduction

The anticipated funding for the 2015 to 2019 five-year Consolidated Plan for the City of St. Louis is over $100 million. However, there has been a gradual reduction in HUD Formula Entitlement Program amounts over the past 5 years, necessitating creative approaches to the leveraging of resources. The chart following shows entitlement program amounts allocated under the prior five-year Consolidated Plan, and the table following identifies anticipated resources for this current five-year Consolidated Plan.



	2010	2011	2012	2013	2014
CDBG	$21,362,421	$17,829,160	$16,796,248	$17,139,557	$16,683,286
HOME	$4,559,516	$4,017,930	$2,383,586	$2,313,017	$2,309,037
ESG	$870,894	$1,352,317	$1,543,959	$1,225,336	$1,392,396
HOPWA	$1,362,053	$1,375,810	$1,394,864	$1,322,829	$1,389,124

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Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan $	Total Expected ConPlan Funding
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
HOPWA	HOPWA	Goals outlined in section SP-45	$1,319,668	$18,000	$0	$1,337,668	$4,723,012	$6,060,680
ESG	ESG	Goals outlined in section SP-45	$1,322,776	$0	$0	$1,322,776	$4,661,968	$5,984,744
HOME	HOME	Goals outlined in section SP-45	$1,616,326	$373,000	$0	$1.989,326	$7,130,625	$9,119,951
CDBG	CDBG	Goals outlined in section SP-45	$16,266,204	$519,500	$0	$16,785,704	$68,891,282	$85,676,986

TABLE 52 - ANTICIPATED RESOURCES

Leveraging of Resources

Given the magnitude of the housing, economic development, and public services needs outlined in the Needs Assessment (NA) portion of the 2015-2019 Consolidated Plan, it is critical that the public subsidy resources listed above be leveraged in order to have the greatest impact possible. The City of St. Louis is addressing this challenge in several ways, including:

Data-Informed and Housing Market-Aware Decision Making

In April 2014, The Reinvestment Fund (TRF) produced a Residential Market Analysis for the City of St. Louis in partnership with The Cloudburst Group and the Department of Housing and Urban Development (HUD) and the City of St. Louis. This TRF product, a map and database, is typically named the Market Value Analysis (MVA).

The Residential Market Analysis (RMA) is a tool for the City of St. Louis that can help public officials and others direct the investment of public funds so that private investment may be strategically leveraged for the public's benefit. This statistical tool uses market data to classify geographic areas, varying market types within the City, and the unique needs of each neighborhood. Market types are designated according to clustering similar characteristics, including housing sale prices, vacancy, percent non-residential, building permit activity, foreclosures and subsidized rental stock. The MVA may be used to clarify where different market types exist as well as what potential strategies are most successful in each area.

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The Residential Market Analysis map and underlying data were used throughout the public engagement and priority/goal setting process of the 2015-2019 Consolidated Plan and the map and will continue to be used in future notices of funding availability for housing in order to preference applications for housing development that are the appropriate type and scale given the residential market value.

The Residential Market Analysis is complemented by other data tools being developed by TRF, the City of St. Louis, and local partners and intermediaries in order to guide decision making and strategically target subsidy in order to catalyze private investments.

Emphasis on Leveraging in Request For Proposal Processes for Sub-Grantees

The Community Development Administration has been placing an increased emphasis on budget and leveraging in the RFP process for Sub-Grantees for public service and other activities utilizing Federal Formula Grant funding. The current application and scoring sheet emphasizes the importance of leveraging as well as a renewed focus on concrete, measurable outcomes in order to ensure the maximum impact per dollar spent.

Innovative Public-Private Working Groups

In order to better catalyze private investment, City of St. Louis governmental departments are increasingly taking part in public-private discussions with local intermediaries, foundations, and developers. One example of this is the St. Louis Housing Funders Group. The purpose of the St. Louis Housing Funders Group is to develop better collaboration and reduce barriers for those seeking funding to develop housing and supportive services in the City of St. Louis. Current members include:

- City of St. Louis Affordable Housing Commission
- City of St. Louis Department of Human Services Homeless Division
- City of St. Louis Community Development Agency
- IFF
- Missouri Department of Mental Health
- Missouri Housing Development Commission
- Rise Community Development
- St. Louis County Economic Development
- St. Louis Housing Authority
- St. Louis Mental Health Board
- St. Louis Equity Fund
- Sterling Bank
- U.S. Department of Housing and Urban Development
- United Way of Greater St. Louis
- Veterans Administration

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Publicly Owned Land

The City of St. Louis has both a critical asset and liability in the form of approximately 11,000 abandoned vacant lots and vacant buildings owned and maintained by the Land Reutilization Authority (LRA). The Land Reutilization Authority (LRA) receives title to all tax delinquent properties not sold at the Sheriff's sale. It also receives title to properties through donations. The St. Louis Development Corporation Real Estate Department maintains, markets, and sells these properties and performs land assemblage for future development.

LRA's ability to assemble and deliver vacant lots and buildings to private developers with clear title, rather than having these tax delinquent properties remain in private ownership, can potentially catalyze private development. However, LRA properties also came up frequently in Consolidated Plan focus group discussions. Community leaders in the Geographic Focus Groups, especially in the North City geographic focus group areas where LRA properties are more prevalent, expressed frustration with LRA's maintenance of and lawn cutting schedule for their properties, as well as the perceived lack of a long-term plan for addressing vacant and abandoned buildings that considers residential and real estate development. Suggestions from the Housing and Economic Development Theme Based Focus Group also involved LRA. Housing practitioners suggested that the City needs to ensure that the LRA purchase process and pricing model becomes more transparent and consistent across potential interested purchasers, and also that if LRA properties are purchased for developments, that the City needs to incentivize appropriate percentages of affordable and/or mixed income and market rate housing depending on the needs of the neighborhood market.

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AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator	Goal Quantity
1	Public Services: Child Care	2015	2015	Public Services	Target Areas 2 & 3	Public Services	$50,000	Persons Assisted	160 persons
2	Public Services: Crime Prevention	2015	2015	Public Services	Target Areas 2 & 3	Public Services	$277,300	Persons Benefitting	186,945 persons
3	Public Services: Elderly	2015	2015	Public Services	Citywide	Public Services	$96,000	Persons Assisted	825 persons
4	Public Services: Elderly Meals Program	2015	2015	Public Services	Citywide	Public Services	$287,500	Persons Assisted	400 persons
5	Public Services: Fair Housing	2015	2015	Public Services	Citywide	Public Services	$83,000	Households Assisted/ Persons Assisted	350 households 850 persons
6	Public Services: Financial Literacy/Financial Counseling	2015	2015	Public Services	Target Areas 2 & 3	Public Services	$50,000	Households Assisted/ Persons Assisted	2,332 households & 460 persons
7	Public Services: Food Access	2015	2015	Public Services	Entire City	Public Services	$395,000	Households Assisted/ Persons Assisted	680 households & 7,778 persons
8	Public Services: Health	2015	2015	Public Services	Target Areas 2 & 3	Public Services	$135,805	Persons Assisted	2,500 persons
9	Public Services: Homeless Prevention/ Rapid Re-Housing	2015	2015	Homeless	Citywide	Public Services	$100,000	Persons Assisted	88 persons
10	Public Services: Job Training	2015	2015	Public Services	Citywide	Public Services	$200,000	Persons Assisted	400 persons
11	Public Services: Landlord Training	2015	2015	Public Services	Entire City	Public Services	$120,000	Persons Benefitting	186,945 persons
12	Public Services: Neighborhood Cleanups and Beautification	2015	2015	Public Services	Entire City	Public Services	$355,500	Persons Benefitting	186,945 persons
13	Public Services: Resident Leadership Training and Development	2015	2015	Public Services	Entire City	Public Services	$125,000	Persons Assisted	150 persons

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14	Public Services: Youth	2015	2015	Public Services	Target Areas 2 & 3	Public Services	$883,500	Persons Assisted	5,317 persons
15	Interim Assistance	2015	2015	Interim Assistance	Target Areas 1 & 2	Interim Assistance	$1,000,000	Persons Benefitting	186,945 persons
16	Housing: Homebuyer Assistance	2015	2015	Housing	Citywide	Affordable Housing – Rental and Homeowner Assistance	$50,000	Households Assisted	10 households
17	Housing: Healthy Home Repair	2015	2015	Housing	Citywide	Affordable Housing – Rehabilitation of Existing Units	$2,529,994	Households Assisted	202 households
18	Housing: Minor Home Repair	2015	2015	Housing	Citywide	Affordable Housing – Rehabilitation of Existing Units	$750,000	Households Assisted	4,175 households
19	Housing: Affordable Housing Rental Development — Rehabilitation/ Affordable Rental Housing Development— New Construction/ Affordable For Sale Housing Development— Rehabilitation/ Affordable For Sale Housing Development— New Construction	2015	2015	Housing	Citywide	Affordable Housing: Production of New Units/ Affordable Housing: Rehabilitation of Existing Units	$2,394,090	Housing Units Developed— Affordable Rental Housing — Rehabilitation Affordable Rental Housing —New Affordable For Sale Housing— Rehabilitation Affordable For Sale Housing —New	25 55 17 3
20	Housing: Rehab Administration	2015	2015	Housing	Citywide	Affordable Housing— Rehabilitation of Existing Units	$820,000	Other	1 organization
21	Economic Development: Business Development	2015	2015	Economic Development	Citywide	Economic Development	$425,000	Jobs Created/ Retained Businesses Assisted	25 jobs 25 businesses
22	Economic Development: Business Incubator	2015	2015	Economic Development	Citywide	Economic Development	$75,000	Businesses Assisted	6 businesses

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23	Economic Development: Microenterprise Assistance	2015	2015	Economic Development	Citywide	Economic Development	$100,000	Businesses Assisted	75 businesses assisted
24	Economic Development: Commercial Services In Low/Mod Areas	2015	2015	Economic Development	Target Areas 1 & 2	Economic Development	$1,500,000	Businesses Assisted Persons Benefitting	75 businesses 12,518 persons
25	Public Facilities and Improvements: Health Facilities	2015	2015	Non-Housing Community Develop.	Target Areas 2 & 3	Public Facilities	$1,000,000	Persons Benefitting	16,250 persons
26	Public Facilities and Improvements: Street & Sidewalk Improvements	2015	2015	Non-Housing Community Develop.	Target Areas 2 & 3	Public Improvements & Infrastructure	$208,000	Persons Benefitting	19,997 persons
27	Administration	2015	2015	Administration	Citywide	Administration	$1,747,157	Other	1 organization
28	Administration	2015	2015	Administration	Citywide	Economic Development	$588,300	Other	1 organization
29	Planning	2015	2015	Planning	Citywide	Planning	$980,617	Other	1 organization
30	Planning: Federal Grant Application	2015	2015	Planning	North St. Louis	Planning	$100,000	Other	1 organization

TABLE 53 – GOALS SUMMARY

Goal Descriptions

Goals are described in detail below by category and goal name, following the same listed order as in the Goals Summary Information table above.

Public Services: Child Care

Provide affordable child care for LMI families to allow for the parents to obtain or enhance their education and/or obtain or retain a job.

Public Services: Crime Prevention

Provide programs and services that assist in reducing and/or preventing crime in low- and moderate-income areas.

Public Services: Elderly

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.

Public Services: Elderly Services Meals Program

The St. Louis Area Agency on Aging (SLAAA) will continue to effectively operate the Elderly Services Program, which provides home delivered meals and congregate meals to seniors and persons with disabilities living in the City of St. Louis. SLAAA is the sole provider under the federal Older Americans Act in the City of St. Louis and it participates in the state –funded Home Delivered Meals program. SLAAA contracts with local senior centers for the daily delivery of catered home delivered meals to persons living in the City of St. Louis. In accordance with HUD guidelines, CDA will require that SLAAA competitively procure service providers who will assist with the preparation of the meals.

Public Services: Fair Housing

Provide education, counseling, investigation and enforcement of fair housing laws.

Public Services: Financial Literacy/Financial Counseling

Provide innovative City-wide financial literacy programs for low- and moderate-income persons.

Public Services: Food Access

Provide programs and services that assist in providing access to food for low- and moderate-income persons.

Public Services: Health

Provide access to community health services, including but not limited to mental health counseling, nutrition services, public health nursing and health education to low- and moderate income residents.

Public Services: Homeless and At-Risk Homeless

Provide full range of services to minimize the number of homeless/at-risk homeless persons including food, shelter, and other emergency needs.

Public Services: Job Training

Provide employment to low- and moderate-income persons that will not necessarily result in documented placement in full time equivalent (FTE) jobs.

Public Services: Landlord Training Assistance Program

Provide a training curriculum that will assist landlords in developing sound business practices, resulting in better quality rental units in low- and moderate-income areas.

Public Services: Neighborhood Cleanups and Beautification

Provide neighborhood cleanup services and beautification programs.

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Public Services: Offender Reentry Services
Provide supportive services to low- and moderate-income individuals who have been incarcerated in order to expand the safe and successful reintegration into the community.

Public Services: Resident Leadership Training and Development
Using the City's Sustainable Neighborhoods Toolkit as a guide, develop and implement an innovative City-wide Community Development Institute to train residents of primarily low- and moderate-income neighborhoods on the triple bottom line of incorporating and integrating social and economic goals with environmental ones into community development activities.

Public Services: Youth
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.

Homeless: Rapid Re-Housing
Provide rapid re-housing services to persons recently homeless or at risk of becoming homeless.

Homeless: Shelter
Provide emergency shelter or transitional housing beds to homeless persons.

Homeless: Street Outreach
Provide street outreach to homeless persons resulting in persons placed in overnight shelter.

Homeless: Homeless Prevention
Provide homeless prevention services such as utility assistance.

Housing: Healthy Home Repair Construction Management
Provide construction management support services to City-operated, centralized Healthy Home Repair program.

Housing: Low/Mod Homebuyer Assistance Program
Provide down payment and closing cost assistance to low- and moderate-income homebuyers.

Housing: Minor Home Repair Program
Provide minor home repairs, to include accessibility modifications, to persons 62 or older or persons with disabilities.

Housing: Rental Housing Deposit Assistance
Provide security deposits and/or first and last month rents to low- and moderate-income households who are otherwise able to afford rental housing.

Housing: Affordable Rental Housing Production – Rehabilitation
Production of rehabilitated rental housing housing affordable to low- and moderate-income households.

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Housing: Affordable Rental Housing Production – New Construction
Production of new construction rental housing affordable to low- and moderate-income households.

Housing: Affordable For Sale Housing Production – Rehabilitation
Production of rehabilitated for sale housing affordable to low- and moderate-income households.

Housing: Affordable For Sale Housing Production – New Construction
Production of new construction for sale housing affordable to low- and moderate-income households.

Housing: Demolition of Derelict Buildings
Strategic demolition of unsafe, derelict buildings that will lead to production of affordable housing for low- and moderate-income households.

Housing: Strategic Site Acquisition/Assembly
Strategic site acquisition and assembly that will lead to production of affordable housing for low- and moderate-income households.

Economic Development: Job Readiness Program
Provide readiness programs resulting in documented placement of Low- and Moderate-income persons in full time equivalent (FTE) jobs.

Economic Development: Microenterprise/Incubator Assistance Program
Provide technical assistance, business support services, and other similar services to owners of microenterprises or persons developing incubators for use by microenterprises.

Economic Development: Business Attraction/Financial Incentives: Food Access in North City
Provide financial incentives/assistance to businesses addressing the lack of food access in food deserts located in North City.

Economic Development: Façade Program
Provide façade improvements to small businesses along geographically targeted commercial corridors.

Public Facilities and Improvements: Early Childhood Education Centers
Assist in the development or rehabilitation of early childhood education facilities that are principally designed to serve a predominantly low- and moderate-income area.

Public Facilities and Improvements: Health Facilities
Assist in the development or rehabilitation of health facilities that are principally designed to serve a predominantly low- and moderate-income area.

Public Facilities and Improvements: Street and Sidewalk Improvements
Provide improvements to streets, sidewalks and curbs.

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Administration: Capacity-Building for Minority Contractors

Provide education, training and technical assistance to minority construction contractors and subcontractors, including the operation of a plan room.

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AP-35 Projects

Project Information

Public Services	2015 Proposed Total	2015 Proposed CDBG	2015 Proposed HOME	2015 Proposed ESG	2015 Proposed HOPWA
Project Title: Affordable Child Care Program **Project ID:** **Description:** The Guardian Angel Settlement House's *Affordable Child Care Program* will offer quality childcare services to the most vulnerable of the working poor. **Annual Goals Supported:** Public Services: Child Care **Target Areas:** Service area around 127 N. Vandeventer **Priority Need(s) Addressed:** Public Services **Goal Outcome Indicator:** 160 persons assisted **Target Completion Date:** December 31, 2015	$50,000	$50,000	$0	$0	$0
Project Title: College Hill Neighborhood Ownership Model Community Safety Initiative **Project ID:** **Description:** LCMS National Housing Support Corporation will implement a neighborhood ownership model in partnership with the Sixth District Police and other community organizations. **Annual Goals Supported:** Public Services: Crime Prevention **Target Areas:** College Hill Neighborhood **Priority Need(s) Addressed:** Public Services **Goal Outcome Indicator:** 1,309 persons served **Target Completion Date:** December 31, 2015	$25,000	$25,000	$0	$0	$0

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Public Services	2015 Proposed Total	2015 Proposed CDBG	2015 Proposed HOME	2015 Proposed ESG	2015 Proposed HOPWA
Project Title: Problem Property Team—City Counselor's Office **Project ID:** **Description:** The City Counselor's Office's Problem Property Team members pursue legal remedies to problem properties; help identify and locate the owners of derelict properties; prosecutes property owners for occupancy violations to evict nuisance tenants for illegal activities; place liens on abandoned properties for which the city has paid to stabilize buildings and undertake emergency repairs; and take possession and ownership of problem properties through a last resort foreclosure process. Annual Goals Supported: Public Services: Crime Prevention Target Areas: Citywide Priority Need(s) Addressed: Public Services Goal Outcome Indicator: 186,945 persons served Target Completion Date: December 31, 2015	$219,000	$219,000	$0	$0	$0
Project Title: Problem Property Team—Municipal Courts **Project ID:** **Description:** The Municipal Courts *Problem Property Team* participation consists of a separate docket for cases designated by the City Counselor's Office as problem property and evaluates a specialized database for long-standing problem properties. **Annual Goals Supported:** Public Services: Crime Prevention **Target Areas:** Citywide **Priority Need(s) Addressed:** Public Services **Goal Outcome Indicator:** 186,945 persons served **Target Completion Date:** December 31, 2015	$18,600	$18,600	$0	$0	$0
Project Title: Problem Property Team—City of St. Louis Department of Public Safety **Project ID:** **Description:** The Department of Public Safety and its Division of Building and Inspection and Neighborhood Stabilization Team members of the *Problem Property Team* work in conjunction with the City Counselor's Office, Municipal Court, Police Department and Circuit Attorney's Office to coordinate the program. It notifies property owners when drug arrests are made on their property; distributes cease and desist letters and notices regarding property owner meetings to other team members; and provides a hearing officer that renders judgments. **Annual Goals Supported:** Public Services: Crime Prevention **Target Areas:** Citywide **Priority Need(s) Addressed:** Public Services **Goal Outcome Indicator:** 186,945 persons served **Target Completion Date:** December 31, 2015	$14,700	$14,700	$0	$0	$0

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Public Services	2015 Proposed Total	2015 Proposed CDBG	2015 Proposed HOME	2015 Proposed ESG	2015 Proposed HOPWA
Project Title: City Senior Center Services **Project ID:** **Description:** City Seniors, Inc.'s *Senior Center Services Program* at 4705 Ridgewood, 63116 will provide case management, health screenings, nutrition education, recreation and fitness activities, transportation and outreach. **Annual Goals Supported:** Public Services: Elderly **Target Areas:** Service area around 4705 Ridgewood **Priority Need(s) Addressed:** Public Services **Goal Outcome Indicator:** 700 seniors assisted **Target Completion Date:** December 31, 2015	$55,000	$55,000	$0	$0	$0
Project Title: Health in Motion Fitness Program for Seniors & Adults with Disabilities **Project ID:** **Description:** Metropolitan Senior Citizen's Corp's *Health in Motion Program* will provide multiple fitness programs for seniors and adults with disabilities to allow them to stay in their homes and retain their independence. **Annual Goals Supported:** Public Services: Elderly **Target Areas:** Citywide **Priority Need(s) Addressed:** Public Services **Goal Outcome Indicator:** 100 persons served **Target Completion Date:** December 31, 2015	$15,000	$15,000	$0	$0	$0
Project Title: Transportation for Seniors & Adults with Disabilities **Project ID:** **Description:** Metropolitan Senior Citizen's Corp's *Transportation for Seniors/Adults with Disabilities Program* will provide transportation services to allow for seniors and adults with disabilities to stay in their homes and retain their independence. **Annual Goals Supported:** Public Services: Elderly **Target Areas:** Citywide **Priority Need(s) Addressed:** Public Services **Goal Outcome Indicator:** 100 persons served **Target Completion Date:** December 31, 2015	$10,000	$10,000	$0	$0	$0

OMB Control No: 2506-0117 (exp. 07/31/2015)

Public Services	2015 Proposed Total	2015 Proposed CDBG	2015 Proposed HOME	2015 Proposed ESG	2015 Proposed HOPWA
Project Title: Skinker DeBaliviere Aging in Place Program **Project ID:** **Description:** Skinker DeBaliviere Community Council's *Aging in Place Program* will provide events and activities for seniors living in the Skinker-DeBaliviere neighborhood that address topics of significance to seniors, such as home modifications, exercise, medical care, nutrition, technology, etc. **Annual Goals Supported:** Public Services: Elderly **Target Areas:** Skinker-DeBaliviere neighbrohood **Priority Need(s) Addressed:** Public Services **Goal Outcome Indicator:** 25 persons served **Target Completion Date:** December 31, 2015	$16,000	$16,000	$0	$0	$0
Project Title: Home Delivered Meals & Supplemental Services for the Elderly **Project ID:** **Description:** The St. Louis Area Agency on Aging will deliver meals and provide supplemental services to low-income homebound elderly and disabled persons. **Annual Goals Supported:** Public Services: Elderly/Food Access **Target Areas:** Citywide **Priority Need(s) Addressed:** Public Services **Goal Outcome Indicator:** 400 persons served **Target Completion Date:** December 31, 2015	$287,500	$287,500	$0	$0	$0
Project Title: North Newstead Energy Conservation Workshops **Project ID:** **Description:** North Newstead Association's *Energy Conservation Institute* will design and implement two 2-hour energy conservation workshops for residents that educate them on techniques and practices that will help them reduce home utility costs. The program will also offer a quarterly conservation support group to help residents remain up to date with new and emerging conservation practices. **Annual Goals Supported:** Public Services: Energy Conservation **Target Areas:** O'Fallon neighborhood **Priority Need(s) Addressed:** Public Services **Goal Outcome Indicator:** 80 persons served **Target Completion Date:** December 31, 2015	$15,000	$15,000	$0	$0	$0

OMB Control No: 2506-0117 (exp. 07/31/2015)

Public Services	2015 Proposed Total	2015 Proposed CDBG	2015 Proposed HOME	2015 Proposed ESG	2015 Proposed HOPWA
Project Title: Fair Housing Assistance **Project ID:** **Description:** The City of St. Louis Civil Rights Enforcement Agency's *Fair Housing Assistance Program* will provide outreach and education to immigrant/refugee communities, persons with limited English proficiency and communities with a history of a lack of affordable housing or a possible pattern of discrimination. **Annual Goals Supported:** Public Services: Fair Housing **Target Areas:** Citywide **Priority Need(s) Addressed:** Public Services **Goal Outcome Indicator:** 100 persons assisted **Target Completion Date:** December 31, 2015	$35,000	$35,000	$0	$0	$0
Project Title: Fair Housing Education **Project ID:** **Description:** The Equal Housing Opportunity Council will conduct 1-2 hour training sessions regarding basic fair housing, fair lending and accessibility or disability training to residents of homeless shelters and battered women shelters, public officials and city employees, including but not limited to neighborhood stabilization officers, building and zoning officials, public housing officials, city planning officials and consultants, property managers, real estate professionals, mortgage lending institutions, landlord associations and community development organizations. The program will also provide landlord/tenant counseling and intake by phone consultation. **Annual Goals Supported:** Public Services: Fair Housing **Target Areas:** Citywide **Priority Need(s) Addressed:** Public Services **Goal Outcome Indicator:** 750 persons trained/350 households counseled **Target Completion Date:** December 31, 2015	$48,000	$48,000	$0	$0	$0

OMB Control No: 2506-0117 (exp. 07/31/2015)

Public Services	2015 Proposed Total	2015 Proposed CDBG	2015 Proposed HOME	2015 Proposed ESG	2015 Proposed HOPWA
Project Title: Missouri Property Tax Credit Return Preparation **Project ID:** **Description:** Gateway EITC Community Coalition will provide free Missouri State property tax credit returns for low-income elderly and disabled households. The program will run the duration of the 2015 tax season. **Annual Goals Supported:** Public Services: Financial Literacy & Counseling **Target Areas:** Citywide, services will be provided at the following locations: Barr Branch Library, 1701 S. Jefferson, 63104 Etzel Place Community Center, 5288 Plymouth, 63112 Five Star Senior Center, 2832 Arsenal, 63118 Schlafly Library, 225 N. Euclid, 63108 Youth and Family Center, 818 Cass, 63106) International Institute, 3654 S. Grand, 63118 Julia Davis Library, 4415 Natural Bridge, 63115 **Priority Need(s) Addressed:** Public Services **Goal Outcome Indicator:** 1,032 households assisted **Target Completion Date:** June 31, 2015	$15,000	$15,000	$0	$0	$0
Project Title: Income Tax Return Preparation **Project ID:** **Description:** Gateway EITC Community Coalition will provide free income tax preparation for low-income households. The program will also provide supportive services at tax preparation sites designed to increase the financial stability and help clients make informed decisions to maximize the use of tax refunds for saving and asset building. The program will run the duration of the 2015 tax season. **Annual Goals Supported:** Public Services: Financial Literacy & Counseling **Target Areas:** Citywide, services will be provided at the following locations: Barr Branch Library, 1701 S. Jefferson, 63104 Etzel Place Community Center, 5288 Plymouth, 63112 Five Star Senior Center, 2832 Arsenal, 63118 Schlafly Library, 225 N. Euclid, 63108 Youth and Family Center, 818 Cass, 63106) International Institute, 3654 S. Grand, 63118 Julia Davis Library, 4415 Natural Bridge, 63115 **Priority Need(s) Addressed:** Public Services **Goal Outcome Indicator:** 1,302 households assisted **Target Completion Date:** June 31, 2015	$15,000	$15,000	$0	$0	$0

OMB Control No: 2506-0117 (exp. 07/31/2015)

Public Services	2015 Proposed Total	2015 Proposed CDBG	2015 Proposed HOME	2015 Proposed ESG	2015 Proposed HOPWA
Project Title: Financial Education Partnership **Project ID:** **Description:** St. Louis Community Credit Union will provide free financial literacy education and counseling through group classes and one-on-one coaching sessions on topics such as, credit, budgeting, predatory lending, and basic money management. Services will be provided to unbanked/underbanked adults that live, work, and receive services throughout the City of St. Louis. **Annual Goals Supported:** Public Services: Financial Literacy & Counseling **Target Areas:** Citywide **Priority Need(s) Addressed:** Public Services **Goal Outcome Indicator:** 460 persons assisted **Target Completion Date:** December 31, 2015	$20,000	$20,000	$0	$0	$0
Project Title: City Senior Community Food Pantry **Project ID:** **Description:** The City Seniors, Inc.'s *Community Food Pantry* at 4705 Ridgewood, 63116 will offer supplemental food assistance. **Annual Goals Supported:** Public Services: Food Access **Target Areas:** Service area around 4705 Ridgewood **Priority Need(s) Addressed:** Public Services **Goal Outcome Indicator:** 680 Households Assisted **Target Completion Date:** December 31, 2015	$20,000	$20,000	$0	$0	$0
Project Title: Emergency Assistance Food Pantry Project ID: Description: The Guardian Angel Settlement House's *Emergency Food Pantry* will provide emergency food assistance to the most vulnerable of the working poor. **Annual Goals Supported:** Public Services: Food Access **Target Areas:** **Priority Need(s) Addressed:** Public Services **Goal Outcome Indicator:** 1,500 persons assisted **Target Completion Date:** December 31, 2015	$50,000	$50,000	$0	$0	$0
Project Title: Supplemental Nutrition & Social Service Program Referral **Project ID:** **Description:** Hi-Pointe Center, Inc.'s *Supplemental Nutrition Program* will provide supplemental nutrition and social service program referrals to eligible clients. **Annual Goals Supported:** Public Services: Food Access **Target Areas:** Citywide **Priority Need(s) Addressed:** Public Services **Goal Outcome Indicator:** 215 persons served	$70,000	$70,000	$0	$0	$0

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Public Services	2015 Proposed Total	2015 Proposed CDBG	2015 Proposed HOME	2015 Proposed ESG	2015 Proposed HOPWA
Project Title: Nutrition Services for People with HIV/AIDS **Project ID:** **Description:** Food Outreach will provide nutrition services, including meals, nutrition assessments, and the development of eating plans for people with HIV/ADIS living at or below 200% of the Federal poverty level. **Annual Goals Supported:** Public Services: Food Access/Health **Target Areas:** Citywide **Priority Need(s) Addressed:** Public Services **Goal Outcome Indicator:** 200 persons assisted **Target Completion Date:** December 31, 2015	$110,000	$110,000	$0	$0	$0
Project Title: Wells-Goodfellow Fresh Food Gardening Program for Elderly & Disabled **Project ID:** **Description:** Hamilton Heights Neighborhood Organization, Inc.'s *EduGarden Senior Food Program* will maximize resident involvement while providing seniors and disabled persons with fresh neighborhood garden grown vegetables to supplement the monthly neighborhood boxed food distribution program. **Annual Goals Supported:** Public Services: Food Access/Health **Target Areas:** Wells-Goodfellow neighborhood **Priority Need(s) Addressed:** Public Services **Goal Outcome Indicator:** 115 persons served **Target Completion Date:** December 31, 2015	$41,000	$41,000	$0	$0	$0
Project Title: Community Garden Food Access in The Ville and Greater Ville **Project ID:** **Description:** Northside Community Housing, Inc. (NCHI) *Community Garden Food Access Program* will provide channels for distributing produce and address the lack of fresh and health produce in the Ville and Greater Ville neighborhoods by expanding the 20 garden properties and multiple gardeners. In addition, NCHI and its partner community gardens will train and educate gardeners and residents, and provide them with access to preservation methods and materials **Annual Goals Supported:** Public Services: Food Access/Health **Target Areas:** The Ville and Greater Ville neighborhoods **Priority Need(s) Addressed:** Public Services **Goal Outcome Indicator:** 100 persons served **Target Completion Date:** December 31, 2015	$10,000	$10,000	$0	$0	$0

Public Services	2015 Proposed Total	2015 Proposed CDBG	2015 Proposed HOME	2015 Proposed ESG	2015 Proposed HOPWA
Project Title: North City Farmer's Market Expansion **Project ID:** **Description:** Old North St. Louis Restoration Group will expand and enhance the North City Farmer's Market (NCFM) by increasing the amount and selection of healthy produce offerings, increasing weekly attendance, and the depth and the breadth of health-related educational programs. The expanded NCFM will incorporate exercise classes, youth related health activities, cooking demonstrations, free samples, recipe handouts, health screenings, garden education demonstrations and volunteer training. Neighbor "market ambassadors" will conduct outreach to disengage neighbors and provide a shuttle that will pick-up and drop off neighbors throughout the community during the Farmer's Market operating period. The NCFM provides affordable fresh produce for 20 weeks on Saturday mornings from June through October. **Annual Goals Supported:** Public Services: Food Access/Health **Target Areas:** Old North St. Louis, St. Louis Place, Hyde Park and College Hill Neighborhoods **Priority Need(s) Addressed:** Public Services **Goal Outcome Indicator:** 5,448 persons served **Target Completion Date:** December 31, 2015	$34,000	$34,000	$0	$0	$0
Project Title: Urban Gardening and Agriculture **Project ID:** **Description:** Gateway Greening's *Grow St. Louis* will educate and empower people to strengthen their communities through gardening and urban agriculture. The program will educate the public on intensive food production techniques and neighborhood beautification by providing basic garden necessities to community groups that are starting or expanding garden projects and administer a comprehensive grant program that provides materials and technical knowledge for the garden start up or expansion process. **Annual Goals Supported:** Public Services: Food Access/Neighborhood Beautification **Target Areas:** Citywide **Priority Need(s) Addressed:** Public Services **Goal Outcome Indicator:** 200 persons assisted	$60,000	$60,000	$0	$0	$0

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Public Services	2015 Proposed Total	2015 Proposed CDBG	2015 Proposed HOME	2015 Proposed ESG	2015 Proposed HOPWA
Project Title: Community Health Services **Project ID:** **Description:** Community Health-in-Partnership Services' *Health Care Beyond Walls Community Outreach Program* will hold community events to provide health screening for hypertension, diabetes, obesity and other conditions, as well as behavioral health and quality of life needs. If issues are identified, individuals will be referred to appropriate providers and staff will follow-up to make sure services are accessed. **Annual Goals Supported:** Public Services: Health **Target Areas:** Citywide **Priority Need(s) Addressed:** Public Services **Goal Outcome Indicator:** 1,000 persons assisted **Target Completion Date:** December 31, 2015	$100,000	$100,000	$0	$0	$0
Project Title: Adult and Pediatric Medical Services **Project ID:** **Description:** Family Care Health Centers' adult and pediatric medical services include mental health counseling, health screening and education, nutrition services, and public health nursing. **Annual Goals Supported:** Public Services: Health **Target Areas:** Area served by facility at 401 Holly Hills Ave, 63111 **Priority Need(s) Addressed:** Public Services **Goal Outcome Indicator:** 1,500 persons served (1,000 adult/500 pediatric) **Target Completion Date:** December 31, 2015	$35,805	$35,805	$0	$0	$0
Project Title: Homeless Intervention & Prevention **Project ID:** **Description:** Catholic Charities Community Services' *Housing Resource Center* will provide housing counseling services aimed at preventing homelessness by averting evictions or stopping foreclosures; or rapidly re-housing the homeless and achieving stability for a period of 12 months. **Annual Goals Supported:** Homeless: Rapid Re-Housing/Homeless Prevention **Target Areas:** Citywide **Priority Need(s) Addressed:** Public Services **Goal Outcome Indicator:** 88 persons assisted **Target Completion Date:** December 31, 2015	$100,000	$100,000	$0	$0	$0

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Public Services	2015 Proposed Total	2015 Proposed CDBG	2015 Proposed HOME	2015 Proposed ESG	2015 Proposed HOPWA
Project Title: Job Readiness Training **Project ID:** **Description:** Employment Connection's *Competitive Employment Program* provides a 3-day hands-on job readiness training curriculum for low income persons who have been identified as battered spouses, homeless persons, illiterate adults, including veterans and ex-offenders or persons with AIDS. The class teaches participants to conduct a job search, complete a resume, enhance interview skills, time and money management, how to present themselves professionally and manage mental and physical wellness. **Annual Goals Supported:** Public Services: Job Training **Target Areas:** The individuals served by this program will primarily reside in the Jeff-Vander-Lou, Hyde Park, Old North St. Louis and College Hill Neighborhoods. **Priority Need(s) Addressed:** Public Services **Goal Outcome Indicator:** 25 persons assisted **Target Completion Date:** December 31, 2015	$50,000	$50,000	$0	$0	$0
Project Title: Ready to Work Job Training **Project ID:** **Description:** The Urban League of Metropolitan St. Louis' *Ready to Work Job Training Program* will provide training to low income, unemployed or underemployed and ex-offenders in reading, writing, math, science and technology, communication in listening and speaking, critical and analytical thinking, basic computer skills, problem solving, scheduling and coordinating and fundamental of business. **Annual Goals Supported:** Public Services: Job Training **Target Areas:** Citywide **Priority Need(s) Addressed:** Public Services **Goal Outcome Indicator:** 25 persons assisted **Target Completion Date:** December 31, 2015	$50,000	$50,000	$0	$0	$0

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Public Services	2015 Proposed Total	2015 Proposed CDBG	2015 Proposed HOME	2015 Proposed ESG	2015 Proposed HOPWA
Project Title: Youth Job Readiness, Training & Employment Program **Project ID:** **Description:** MERS/Goodwill will provide a youth job readiness training and employment placement for low income at-risk youth ages 16 to 23. The program will include an 8 week summer employment and another job search program ninety 90 days after completion of the youth job readiness training. **Annual Goals Supported:** Public Services: Job Training/Youth **Target Areas:** Citywide **Priority Need(s) Addressed:** Public Services **Goal Outcome Indicator:** 350 persons assisted **Target Completion Date:** December 31, 2015	$100,000	$100,000	$0	$0	$0
Project Title: North St. Louis Landlord Training **Project ID**: **Description:** North Newstead Association's *North St. Louis Landlord and Tenant Training Program* will provide a training program for landlords with rental properties on the City's north side and their tenants. The program will consist of 2-hour workshops on the tenant selection and leasing process, recommended property management and maintenance practices and mediation practices and techniques for landlords; a 10-hour workshop on tenant and landlord support groups; and a workshop on the nuisance property abatement and eviction process. **Annual Goals Supported:** Public Services: Landlord Training **Target Areas:** North St. Louis **Priority Need(s) Addressed:** Public Services **Goal Outcome Indicator:** 90,816 persons served **Target Completion Date:** December 31, 2015	$60,000	$60,000	$0	$0	$0

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Public Services	2015 Proposed Total	2015 Proposed CDBG	2015 Proposed HOME	2015 Proposed ESG	2015 Proposed HOPWA
Project Title: South St. Louis Landlord Training Program **Project ID:** **Description:** Tower Grove Neighborhood CDC will educate and positively impact landlords and potential landlords on the most effective ways to manage and maintain rental units. The program will conduct five 2-hour training sessions on tenant selection, leasing, property management best practices, and maintenance of rental units/fire protection; two 4-hour training sessions on nuisance property abatement and eviction; two 2-hour training sessions on lead based paint topics; and will continue the development of a landlord/investor list (900 plus landlords currently). **Annual Goals Supported:** Public Services: Landlord Training **Target Areas:** Citywide **Priority Need(s) Addressed:** Public Services **Goal Outcome Indicator:** 96,129 persons served **Target Completion Date:** December 31, 2015	$60,000	$60,000	$0	$0	$0
Project Title: Operation Brightside Clean-Up and Beautification **Project ID:** **Description:** The City of St. Louis Department of Parks, Recreation and Forestry's *Operation Brightside Program* will provide beautification and clean-up blitzes that include planting flowers, removing graffiti, a litter awareness campaign and a massive city-wide clean-up. **Annual Goals Supported:** Public Services: Neighborhood Clean-Ups and Beautification **Target Areas:** Citywide **Priority Need(s) Addressed:** Public Services **Goal Outcome Indicator:** 186,945 persons served **Target Completion Date:** December 31, 2015	$300,500	$300,500	$0	$0	$0
Project Title: Hamilton Heights Community Beautification **Project ID:** **Description:** Hamilton Heights Neighborhood Organization, Inc.'s *Community Beautification Program* will maximize resident involvement while designing and implementing a beautification program. The program will target cleaning and preparing community gardens for planting and will promote a cleaner and greener environment in neighborhood parks and playgrounds. **Annual Goals Supported:** Public Services: Neighborhood Clean-Ups and Beautification **Target Areas:** Hamilton Heights, Wells-Goodfellow and Mark Twain I-70 neighborhoods **Priority Need(s) Addressed:** Public Services **Goal Outcome Indicator:** 8,697 persons served **Target Completion Date:** December 31, 2015	$15,000	$15,000	$0	$0	$0

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Public Services	2015 Proposed Total	2015 Proposed CDBG	2015 Proposed HOME	2015 Proposed ESG	2015 Proposed HOPWA
Project Title: Hamilton Heights Better Block **Project ID:** **Description:** Hamilton Heights Neighborhood Organization, Inc.'s *Better Block* activity will demonstrate tools that can be used in rebuilding an underutilized area by showcasing a model grass roots effort of marketing the under-developed 5900 block of Martin Luther King commercial corridor. **Annual Goals Supported:** Public Services: Neighborhood Clean-Ups and Beautification **Target Areas:** Hamilton Heights, Wells-Goodfellow and Mark Twain I-70 neighborhoods **Priority Need(s) Addressed:** Public Services **Goal Outcome Indicator:** 30 persons served	$25,000	$25,000	$0	$0	$0
Project Title: The Ville and Greater Ville Neighborhood Beautification **Project ID:** **Description:** Northside Community Housing Inc. (NCHI) will partner with Claver Works Landscaping and Savings (CWLS) to provide neighborhood cleanup and landscaping to LRA-owned, NCHI-owned and public access properties. Maintenance activities will include scheduled litter pickup, grass cutting, weed trimming, and sidewalk blowing for serviced properties. **Annual Goals Supported:** Public Services: Neighborhood Clean-Ups and Beautification **Target Areas:** The Ville and Greater Ville neighborhoods **Priority Need(s) Addressed:** Public Services **Goal Outcome Indicator:** 6,291 persons served **Target Completion Date:** December 31, 2015	$15,000	$15,000	$0	$0	$0
Project Title: Hyde Park & College Hill Responsible Citizenship & Community Engagement Training **Project ID:** **Description:** The Grace Hill Settlement House's *Neighborhood College Program will* provide a combination of coursework and volunteer activities (neighborhood watch, block captains, neighborhood projects, etc.) to teach the basics of responsible citizenship and community engagement to neighborhood residents. **Annual Goals Supported:** Public Services: Resident Leadership Training and Development/Crime Prevention **Target Areas:** Hyde Park and College Hill neighborhoods **Priority Need(s) Addressed:** Public Services **Goal Outcome Indicator:** 90 persons trained **Target Completion Date:** December 31, 2015	$75,000	$75,000	$0	$0	$0

OMB Control No: 2506-0117 (exp. 07/31/2015)

Public Services	2015 Proposed Total	2015 Proposed CDBG	2015 Proposed HOME	2015 Proposed ESG	2015 Proposed HOPWA
Project Title: Resident Leadership and Training **Project ID:** **Description:** The Urban League of Metropolitan St. Louis will help to build the capacity of the Federation of Block Units, which is a grassroots volunteer auxiliary group of the Urban League. Currently the Federation of Block Units is comprised of 125 block units with over 1,200 members. The program will provide leadership development training in addition to forums and community development events to improve communities and reduce crime. **Annual Goals Supported:** Public Services: Resident Leadership and Development/Crime Prevention **Target Areas:** Citywide **Priority Need(s) Addressed:** Public Services **Goal Outcome Indicator:** 60 persons assisted **Target Completion Date:** December 31, 2015	$50,000	$50,000	$0	$0	$0
Project Title: Youth Mentoring **Project ID:** **Description:** The Big Brothers Big Sisters of Eastern Missouri's *Enduring Mentoring Relationships for Children and Youth Program* will match children with Big Brothers and Big Sisters. Youth and mentors will meet at the child's school and out in the community throughout St. Louis City. **Annual Goals Supported:** Youth **Target Areas:** The program has embedded staff with offices at seven St. Louis Public Schools: Dunbar Elementary, 1415 N. Garrison Ave., St. Louis, MO 63106 Adams Elementary, 1311 Tower Grove Ave., St. Louis, MO 63110 Lyon at Blow Academy, 516 Loughborough Ave., St. Louis, MO 63111 Sigel Elementary, 2050 Allen Ave., St. Louis, MO 63104 Langston Middle School, 5511 Wabada Ave., St. Louis, MO 63112 Pamoja Preparatory Academy, 3935 Enright Ave., St. Louis, MO 63108 Columbia Elementary, 3120 St. Louis, Ave., St. Louis, MO 63106. **Priority Need(s) Addressed:** Public Services **Goal Outcome Indicator:** 85 persons assisted **Target Completion Date:** December 31, 2015	$100,000	$100,000	$0	$0	$0

OMB Control No: 2506-0117 (exp. 07/31/2015)

Public Services	2015 Proposed Total	2015 Proposed CDBG	2015 Proposed HOME	2015 Proposed ESG	2015 Proposed HOPWA
Project Title: Expanded Recreation **Project ID:** **Description:** The City of St. Louis Department of Parks, Recreation and Forestry's *Expanded Recreation Program* includes 3 programs: *Expanded Sports Leagues* (year round), *Summer Day Camp* (June – August) and *Summer Instructional/Recreational Swimming* (June-August). **Annual Goals Supported:** Public Services: Youth **Target Areas:** Citywide Recreation Center, Summer Day Camp & 9-Week Swim Program Sites: 12th and Park Center, 1410 South Tucker Boulevard Buder Center, 2900 Hickory Street Gamble Center, 2901 Gamble Street Marquette Center, 4025 Minnesota Avenue Tandy Center, 4206 West Kennerly Avenue Wohl Center, 1515 North Kingshighway Recreation Center & 9-Week Swim Program Center Site: Cherokee Center, Benton Park, 3200 South Jefferson Avenue 9-week Swim Program Only Sites: Chambers Center, 3120 Bell Avenue Fairgrounds Park, 3715 Natural Bridge Avenue **Priority Need(s) Addressed:** Public Services **Goal Outcome Indicator:** 2,400 persons assisted **Target Completion Date:** December 31, 2015	$302,500	$302,500	$0	$0	$0
Project Title: Academic & Life Skills Training for Youth Suspended or at Risk of Being Expelled from School **Project ID:** **Description:** The Family Court-Juvenile Division's *Innovative Concept Academy* will provide academic and life skills training to youth who have been suspended or are at-risk of being expelled from school. The program will also facilitate 3 after school programs, which include job development, culinary classes and sport activities. **Annual Goals Supported:** Public Services: Youth **Target Areas:** Citywide **Priority Need(s) Addressed:** Public Services **Goal Outcome Indicator:** 125 persons assisted **Target Completion Date:** December 31, 2015	$150,000	$150,000	$0	$0	$0

OMB Control No: 2506-0117 (exp. 07/31/2015)

Public Services	2015 Proposed Total	2015 Proposed CDBG	2015 Proposed HOME	2015 Proposed ESG	2015 Proposed HOPWA
Project Title: Youth Development Program **Project ID:** **Description:** Gene Slay's Boys Club of St. Louis (GSBC) will provide athletics, recreation and aquatics programs and structured tutoring and homework assistance to low-income youth that are at-risk for falling behind their class, becoming disengaged at school and eventually dropping out. The program is designed to help students meet state standards in one or more core academic subjects (reading/language arts, mathematics, history and social studies and science). **Annual Goals Supported:** Public Services: Youth **Target Areas:** Citywide **Priority Need(s) Addressed:** Public Services **Goal Outcome Indicator:** 60 persons assisted **Target Completion Date:** December 31, 2015	$20,000	$20,000	$0	$0	$0
Project Title: Out of School Youth Development Services **Project ID:** **Description:** Herbert-Hoover Boys & Girls Club of St. Louis *Out of School Youth Development Services Program* will provide a structured after school youth development and recreation program for youth ages 6 to 18 and full-day summer camp for youths ages 6 to 14. The summer camp will include free breakfast and lunch and 16 paid full-time positions for club members ages 16 and older who successfully complete a year-long job training program and pass an interview and background check. **Annual Goals Supported:** Public Services: Youth **Target Areas:** Citywide. The activities will be located at: Herbert Hoover Club, 2901 North Grand Ave., 63107 Adams Park Club, 4317 Vista Avenue, 63110 O'Fallon Park Recreation Center, 4343 West Florissant Ave., 63115. **Priority Need(s) Addressed:** Public Services **Goal Outcome Indicator:** 2,236 persons served **Target Completion Date:** December 31, 2015	$100,000	$100,000	$0	$0	$0
Project Title: Public Housing Youth Services Project ID: Description: The City of St. Louis Public Housing Authority's *Al Chappelle Community Center* located at 3020 Page Blvd will provide after-school and summer camp educational, personal and recreational activities for St. Louis Housing Authority youth ages 7-19. **Annual Goals Supported:** Public Services: Youth **Target Areas:** Service area around 3020 Page **Priority Need(s) Addressed:** Public Services **Goal Outcome Indicator:** 28 persons served **Target Completion Date:** December 31, 2015	$35,000	$35,000	$0	$0	$0

OMB Control No: 2506-0117 (exp. 07/31/2015)

Public Services	2015 Proposed Total	2015 Proposed CDBG	2015 Proposed HOME	2015 Proposed ESG	2015 Proposed HOPWA
Project Title: School Dropout & Truancy Prevention Program **Project ID:** **Description:** The St. Louis public Schools will work with the Truancy Unit of the St. Louis Family Court to replicate "Check and Connect," an exemplary dropout and truancy prevention program that relies on close monitoring of school attendance, performance, and student and family needs for supportive services. The "check" component will provide continuous assessment of student attendance and the "connect" component involves matching students and their families with appropriate community based support services. **Annual Goals Supported:** Public Services: Youth **Target Areas:** This activity will be located at the following schools: Oak Hill Elementary School, 4300 Morganford, 63116 Vashon High School, 3035 Cates Ave., 63106 Walbridge Elementary School, 5000 Davison, 63120 Yeatman Middle School, 4265 Athlone, 3115 **Priority Need(s) Addressed:** Public Services **Goal Outcome Indicator:** 300 persons assisted **Target Completion Date:** December 31, 2015	$85,000	$85,000	$0	$0	$0
Project Title: Youth Learning Program **Project ID:** **Description:** Youth Learning Center's *Resources for Learning Program* will take a creative research based approach to equip children to become problem solvers and critical thinkers by providing knowledge of science, technology, engineering and math while nurturing self- esteem and confidence. **Annual Goals Supported:** Public Services: Youth **Target Areas:** Citywide **Priority Need(s) Addressed:** Public Services **Goal Outcome Indicator:** 30 persons assisted **Target Completion Date:** December 31, 2015	$50,000	$50,000	$0	$0	$0

Public Services	2015 Proposed Total	2015 Proposed CDBG	2015 Proposed HOME	2015 Proposed ESG	2015 Proposed HOPWA
Project Title: Youth Leadership Development & Health Education **Project ID:** **Description:** Community Health-in-Partnership Services' *Youth Leadership Development: Training Peer Health Educators Program* will train youth participants as peer educators on the topics of nutrition, teen depression, and violence prevention. The youth will work with professional artists and health and wellness professionals to integrate pertinent information into creative theatrical presentations serving youth ages 5-18 in areas with high rates of obesity violent crime, and unemployment. **Annual Goals Supported:** Public Services: Youth/Health **Target Areas:** Citywide **Priority Need(s) Addressed:** Public Services **Goal Outcome Indicator:** 45 persons assisted **Target Completion Date:** December 31, 2015	$16.000	$16,000	$0	$0	$0
Project Title: St. Louis Internship Program **Project ID:** **Description:** The St. Louis Internship Program (SLIP) will provide 8-week (June 8 through July 31, 2015) paid summer internships in non-profit and public organizations for high school students in financial need, as defined by eligibility for the free/reduced lunch program. Prior to placement, SLIP requires completion of 10, 4.5 hour Saturday sessions of employability training (February through May). **Annual Goals Supported:** Public Services: Youth/Job Training **Target Areas:** Citywide **Priority Need(s) Addressed:** Public Services **Goal Outcome Indicator:** 8 persons assisted **Target Completion Date:** December 31, 2015	$25,000	$25,000	$0	$0	$0
Interim Assistance					
Project Title: Vacant and Abandoned Property Board-Up & Maintenance **Project ID:** **Description:** St. Louis Development Corporation will secure vacant and open buildings owned by the Land Reutilization Authority of the City of St. Louis (LRA) in low-moderate income neighborhoods to deter their use as havens for crime, to stop the spread of blight and to preserve structurally sound buildings for future rehabilitation. This program will also clear, grade and seed vacant lots and remove hazardous trees. **Annual Goals Supported:** Interim Assistance **Target Areas:** Citywide **Priority Need(s) Addressed:** Interim Assistance **Goal Outcome Indicator:** 186,945 persons served **Target Completion Date:** December 31, 2015	$1,000,000	$1,000,000	$0	$0	$0

OMB Control No: 2506-0117 (exp. 07/31/2015)

Housing	2015 Proposed Total	2015 Proposed CDBG	2015 Proposed HOME	2015 Proposed ESG	2015 Proposed HOPWA
Project Title: Homebuyer Down Payment and Closing Cost Assistance **Project ID:** **Description:** Beyond Housing's *Down Payment and Closing Cost Assistance Program* will provide education and training to low-moderate income persons that will help them with the home buying process. The program will also provide funds to pay for forgivable loans for down payment and closing cost expenses associated with purchasing a home. **Annual Goals Supported:** Housing: Homebuyer Assistance **Target Areas:** Citywide **Priority Need(s) Addressed:** Affordable Housing: Rental and Homeowner Assistance **Goal Outcome Indicator:** 10 households assisted **Target Completion Date:** December 31, 2015	$50,000	$50,000	$0	$0	$0
Project Title: Healthy Home Repair Inspection Program **Project ID:** **Description:** The City of St. Louis Building Division will provide lead hazard risk assessment/lead inspection, code compliance inspection and health and safety home inspection services to low and moderate income homeowners participating in the Healthy Home Repair and Rehabilitation Program, which helps homeowners preserve the viability of their homes and systematically address emergency repair needs; bring their homes up to current health and safety building code compliance; control or abate lead hazards; and address and remedy environmental hazards such as asbestos and mold. **Annual Goals Supported:** Housing: Healthy Home Repair **Target Areas:** Citywide **Priority Need(s) Addressed:** Affordable Housing: Rehabilitation of Existing Units **Goal Outcome Indicator:** 202 households assisted (the same households that will be assisted under Healthy Home Repair Loan Pool and Construction Administration) **Target Completion Date:** December 31, 2015	$268,000	$268,000	$0	$0	$0

OMB Control No: 2506-0117 (exp. 07/31/2015)

Housing	2015 Proposed Total	2015 Proposed CDBG	2015 Proposed HOME	2015 Proposed ESG	2015 Proposed HOPWA
Project Title: Healthy Home Repair Program Construction Administration **Project ID:** **Description:** Home Services will provide program and construction management to help low-moderate income homeowners preserve the viability of their homes and systematically address emergency repair needs; bring their homes up to current health and safety building code compliance; control or abate lead hazards; and address and remedy environmental hazards such as asbestos and mold. **Annual Goals Supported:** Housing: Healthy Home Repair **Target Areas:** Citywide **Priority Need(s) Addressed:** Affordable Housing: Rehabilitation of Existing Units **Goal Outcome Indicator:** 202 households assisted **Target Completion Date:** December 31, 2015	$470,000	$470,000	$0	$0	$0
Project Title: Healthy Home Repair Program Loan Pool **Project ID:** **Description:** The City of St. Louis Community Development Administration will provide funding for the *Healthy Home Repair Program.* CDBG funds will be used to address emergency repair needs and HOME funds will be used for projects that bring the homes into code compliance and make them lead-safe. **Annual Goals Supported:** Housing: Healthy Home Repair **Target Areas:** Citywide **Priority Need(s) Addressed:** Affordable Housing: Rehabilitation of Existing Units **Goal Outcome Indicator:** 202 households assisted **Target Completion Date:** December 31, 2015	$1,791,994	$500,000	$1,291,994	$0	$0
Project Title: Minor Home Repair for Elderly and Disabled Homeowners **Project ID:** **Description:** Home Services will provide elderly (aged 62 and older) and disabled homeowners with various free home maintenance, repairs, accessibility modifications and life-saving services, thus insuring the client's independence, safety, comfort and dignity in their own homes. **Annual Goals Supported:** Housing: Home Repair **Target Areas:** Citywide **Priority Need(s) Addressed:** Affordable Housing: Rehabilitation of Existing Units **Goal Outcome Indicator:** 4,000 households assisted **Target Completion Date:** December 31, 2015	$490,000	$490,000	$0	$0	$0

Housing	2015 Proposed Total	2015 Proposed CDBG	2015 Proposed HOME	2015 Proposed ESG	2015 Proposed HOPWA
Project Title: Minor Home Repair **Project ID:** **Description:** Carondelet Community Betterment Federation's *Minor Home Repair Program* will provide home repair assistance to senior and disabled homeowners with minor home repairs primarily completed by in-house staff, or in some cases contracted out to licensed contractors. **Annual Goals Supported:** Housing: Home Repair **Target Areas:** Carondelet neighborhood **Priority Need(s) Addressed:** Affordable Housing: Rehabilitation of Existing Units **Goal Outcome Indicator:** 75 households assisted **Target Completion Date:** December 31, 2015	$40,000	$40,000	$0	$0	$0
Project Title: Minor Home Repair **Project ID:** **Description:** Northside Community Housing, Inc.'s *Minor Home Repair Program* will provide minor home repair services to elderly (aged 62 and older) and disabled homeowners, including weatherization—repairs to HVAC systems, water heaters, windows, sealing/weatherstripping; accessibility repairs—grab bars, ramp installation, door modifications, etc.; and minor home repairs to other essential systems in homes, including electricity, plumbing, exterior doors, walkways, smoke and carbon monoxide detectors and leak repairs. **Annual Goals Supported:** Housing: Home Repair **Target Areas:** The Ville and Greater Ville neighborhoods **Priority Need(s) Addressed:** Affordable Housing: Rehabilitation of Existing Units **Goal Outcome Indicator:** 16 households assisted **Target Completion Date:** December 31, 2015	$40,000	$40,000	$0	$0	$0
Project Title: Handyman Home Repair **Project ID:** **Description:** Hamilton Heights Neighborhood Organization's *Handyman Home Repair Program* will provide elderly and disabled homeowners with home repair services, including, but not limited to, plumbing, home safety and mobility improvements, weatherization, electrical and other repairs. **Annual Goals Supported:** Housing: Home Repair **Target Areas:** Wells/Goodfellow, Hamilton Heights, and Mark Twain I-70 Industrial neighborhoods **Priority Need(s) Addressed:** Affordable Housing: Rehabilitation of Existing Units **Goal Outcome Indicator:** 26 households assisted **Target Completion Date:** December 31, 2015	$40,000	$40,000	$0	$0	$0

Housing	2015 Proposed Total	2015 Proposed CDBG	2015 Proposed HOME	2015 Proposed ESG	2015 Proposed HOPWA
Project Title: Handyman Home Repair **Project ID:** **Description:** Riverview West Florissant Development Corporation's *Handyman Home Repair Program* will provide general home maintenance repair services to elderly (aged 62 or over) and disabled homeowners. The repairs will be minor in nature and will be completed by in-house "handymen." Typical repairs will include minor electrical, plumbing, HVAC, carpentry, concrete work, and repairs to stairs and porches. **Annual Goals Supported:** Housing: Home Repair **Target Areas:** Baden neighborhood **Priority Need(s) Addressed:** Affordable Housing: Rehabilitation of Existing Units **Goal Outcome Indicator:** 34 households assisted **Target Completion Date:** December 31, 2015	$40,000	$40,000	$0	$0	$0
Project Title: Youth Job Training Tuckpointing Program **Project ID:** **Description:** Harambee Youth Training Corporation's *Tuckpointing Program/ Youth Job Training Program* will perform free tuckpointing and masonry repairs on existing housing stock while providing hands-on job training for low-income adolescents aged 12-21 by teaching them tuckpointing skills, basic life skills and volunteerism. **Annual Goals Supported:** Housing: Home Repair **Target Areas:** . Hamilton Heights, West End, Visitation Park, Wells Goodfellow, Skinker DeBaliviere, DeBaliviere Place, Central West End, Academy, Kingsway East, Kingsway West, Fountain Park, Lewis Place, Greater Ville, The Ville, Vandeventer, Jeff VanderLou, Convenat Blu-Grand Center, Fairground, O'Fallon and Penrose neighborhoods **Priority Need(s) Addressed:** Affordable Housing: Rehabilitation of Existing Units **Goal Outcome Indicator:** 24 households assisted **Target Completion Date:** December 31, 2015	$100,000	$100,000	$0	$0	$0

OMB Control No: 2506-0117 (exp. 07/31/2015)

Housing	2015 Proposed Total	2015 Proposed CDBG	2015 Proposed HOME	2015 Proposed ESG	2015 Proposed HOPWA
Project Title: Housing Development Program **Project ID**: **Description:** The Community Development Administration, Land Reutilization Authority, Operation Impact, Inc. will use CDBG and HOME funds to facilitate the development (both new construction and substantial rehab) of decent, safe and affordable housing for low to moderate income people and housing that will help revitalize St. Louis neighborhoods. Efforts will continue to develop rental and for-sale housing, particularly for low and moderate income families, that will produce economically mixed neighborhoods. **Annual Goals Supported:** Housing: Affordable Housing Rental Development —Rehabilitation/Affordable Rental Housing Development—New Construction/Affordable For Sale Housing Development—Rehabilitation/ Affordable For Sale Housing Development—New Construction **Target Areas:** Citywide **Priority Need(s) Addressed:** Affordable Housing: Production of New Units/Affordable Housing: Rehabilitation of Existing Units **Goal Outcome Indicator:** ___ housing units **Target Completion Date:** December 31, 2015	$2,394,090	$1,895,691	$498,399	$0	$0
Rehabilitation Administration					
Project Title: Housing Rehabilitation Program Administration **Project ID:** **Description:** The City of St. Louis Community Development Administration (CDA) will provide the direct support necessary to allow for the undertaking of housing rehabilitation activities funded by the Federal CDBG, HOME and NSP programs. **Annual Goals Supported:** Housing: Affordable Rental Housing Rehabilitation/ Affordable For-Sale Housing Rehabilitation **Target Areas:** Citywide **Priority Need(s) Addressed:** Housing **Goal Outcome Indicator:** Other **Target Completion Date:** December 31, 2015	$820,000	$680,000	$140,000	$0	$0

OMB Control No: 2506-0117 (exp. 07/31/2015)

Economic Development	2015 Proposed Total	2015 Proposed CDBG	2015 Proposed HOME	2015 Proposed ESG	2015 Proposed HOPWA
Project Title: Business Development Support **Project ID:** **Description:** St. Louis Local Development Company's *Business Development Support Program* administers a business loan program **Annual Goals Supported:** Economic Development: Business Development **Target Areas:** Citywide **Priority Need(s) Addressed:** Economic Development **Goal Outcome Indicator:** 25 jobs created or retained **Target Completion Date:** December 31, 2015	$400,000	$400,000	$0	$0	$0
Project Title: Entrepreneurship Support and Development Program **Project ID:** **Description:** The Small Business Empowerment Center (SBEC) will assist residents and small businesses in low income census tracts with entrepreneurship support and development in the areas of startup assistance, marketing, access to capital, feasibility studies, human resources, strategic planning, management assistance and government procurement. The SBEC will also work with existing businesses in low income census tracts to help them get HUBZone certified, which can give them access to millions of dollars in federal contracts and to hiring residents in the HUBZone. **Annual Goals Supported:** Economic Development: Business Development **Target Areas:** Citywide **Priority Need(s) Addressed:** Economic Development **Goal Outcome Indicator:** 25 businesses assisted **Target Completion Date:** December 31, 2015	$25,000	$25,000	$0	$0	$0
Project Title: St. Louis Venture Works Small Business Incubator **Project ID:** **Description:** St. Louis Venture Works' *Grand Center Incubator Assistance Program* will offer small business assistance to help entrepreneurs who are interested in locating and growing their business in the City of St. Louis start and grow their business. The services provided include the management of the physical incubator space, which includes client management, site operation and maintenance; and management of the business assistance program, including mentoring services, program operations/materials and client business assistance. **Annual Goals Supported:** Economic Development: Business Incubator **Target Areas:** Citywide **Priority Need(s) Addressed:** Economic Development **Goal Outcome Indicator:** 6 businesses assisted **Target Completion Date:** December 31, 2015	$75,000	$75,000	$0	$0	$0

OMB Control No: 2506-0117 (exp. 07/31/2015)

Economic Development	2015 Proposed Total	2015 Proposed CDBG	2015 Proposed HOME	centives	2015 Proposed HOPWA
Project Title: Microenterprise Technical Assistance and Lending **Project ID:** **Description:** Justine Petersen Housing and Reinvestment Corporation will provide technical assistance and training to current and prospective microenterprise entrepreneurs to leverage funding from the SBA Micro-Loan program. Businesses will be assisted with business plan assessments, technical assistance, and workshops. **Annual Goals Supported:** Economic Development: Microenterprise Assistance **Target Areas:** Citywide **Priority Need(s) Addressed:** Economic Development **Goal Outcome Indicator:** 70 microenterprises assisted **Target Completion Date:** December 31, 2015	$100,000	$100,000	$0	$0	$0
Project Title: Neighborhood Commercial District Program Managers **Project ID:** **Description:** St. Louis Development Corporation will provide façade and other exterior improvement grants to businesses in low-moderate income areas. At least 1 grant will be made to a business that addresses north city food deserts. The program will provide targeted assistance to businesses located in the Dr. Martin Luther King commercial corridor. **Annual Goals Supported:** Economic Development: Commercial Services in Low/Mod Areas **Target Areas:** Citywide **Priority Need(s) Addressed:** Economic Development **Goal Outcome Indicator:** 75 businesses assisted **Target Completion Date:** December 31, 2015	$481,597	$481,597	$0	$0	$0
Project Title: Neighborhood Commercial District Incentives Pool **Project ID:** **Description:** St. Louis Development Corporation will use CDBG funds to provide façade and other exterior improvement grants to businesses in low-moderate income areas. **Annual Goals Supported:** Economic Development: Commercial Services in Low/Mod Areas **Target Areas:** Citywide **Priority Need(s) Addressed:** Economic Development **Goal Outcome Indicator:** 75 businesses assisted **Target Completion Date:** December 31, 2015	$518,403	$518,403	$0	$0	$0

OMB Control No: 2506-0117 (exp. 07/31/2015)

Economic Development	2015 Proposed Total	2015 Proposed CDBG	2015 Proposed HOME	centives	2015 Proposed HOPWA
Project Title: Business Development Center Construction **Project ID:** **Description:** Better Family Life, Inc. will build-out the *Better Family Business Development Center* on the third floor of its facility located at 5415 Page Blvd., 63112. The center will provide microenterprise training and education, support services, and other resources for low-moderate income individuals and business owners in the area. The center will also collaborate with financial institutions, city and state agencies, and non-profit organizations to sustain and support small business development. **Annual Goals Supported:** Public Facilities & Improvements: Business Incubators **Target Areas:** The Center will primarily serve the West End, Hamilton Heights, Visitation Park and Academy Neighborhoods **Priority Need(s) Addressed:** Public Facilities **Goal Outcome Indicator:** 12,518 persons served **Target Completion Date:** 1 year from the start of construction (est. 12/31/16).	$500,000	$500,000	$0	$0	$0
Public Facilities & Improvements					
Project Title: Construction of Child and Adolescent Behavioral Health Center **Project ID:** **Description:** Betty Jean Kerr People's Health Center will build a new 20,000 sq. ft. Children's and Adolescent Behavioral Health Center at 5647 Delmar Blvd. The Betty Jean Kerr People' Health Centers provide quality health care to low and moderate income medically underserved and uninsured individuals. **Annual Goals Supported:** Public Facilities & Improvements: Health Facilities **Target Areas:** West End, Visitation Park, Hamilton Heights, Academy, Wells Goodfellow and Kingsway West neighborhoods. **Priority Need(s) Addressed:** Public Facilities **Goal Outcome Indicator:** 16,250 persons served **Target Completion Date:** 1 year from the start of construction (est. 12/31/16).	$1,000,000	$1,000,000	$0	$0	$0

Public Facilities & Improvements	2015 Proposed Total	2015 Proposed CDBG	2015 Proposed HOME	centives	2015 Proposed HOPWA
Project Title: South Broadway Phased Street and Sidewalk Improvements **Project ID:** **Description:** Carondelet Community Betterment Foundation, Inc. will oversee the design and construction of street and sidewalk improvements. **Annual Goals Supported:** Public Facilities & Improvements: Street & Sidewalk Improvements **Target Areas:** South Broadway from Upton to Holly Hills (6400-7300 S. Broadway, 63111) **Priority Need(s) Addressed:** Public Improvements & Infrastructure **Goal Outcome Indicator:** 5,670 low-moderate income persons served **Target Completion Date:** 1 year from the start of construction (est. June 30, 2016	$75,000	$75,000	$0	$0	$0
Project Title: Shaw Blvd Sidewalk Improvements **Project ID:** **Description:** Tower Grove Neighborhood CDC will oversee approximately 7,000 square feet of sidewalk improvements. **Annual Goals Supported:** Public Facilities & Improvements: Street & Sidewalk Improvements **Target Areas:** North and south sides of Shaw Blvd. from Grand to Tower Grove Ave. (3600-4200 Shaw Blvd, 63110). **Priority Need(s) Addressed:** Public Improvements & Infrastructure **Goal Outcome Indicator:** 3,913 low-moderate income persons served **Target Completion Date:** 1 year from the start of construction (est. June 30, 2016	$58,000	$58,000	$0	$0	$0
Project Title: Dutchtown Neighborhood Beautification **Project ID:** **Description:** Dutchtown South Community Corporation's *Naturescaping & Mural Program* will transform vacant lots into points of interest and beauty by "naturescaping" them with rain gardens and native plantings and will provide residents with education and training to take the knowledge and resources back to their blocks. It will also create unique public art murals to create a sense of place and add vibrancy to the neighborhood, raise visibility at intersections and decrease pedestrian risk. **Annual Goals Supported:** Public Facilities & Improvements: Neighborhood Beautification **Target Areas:** Dutchtown Neighborhood **Priority Need(s) Addressed:** Public Improvements & Infrastructure **Goal Outcome Indicator:** 10,414 low-moderate income persons served **Target Completion Date:** December 31, 2015	$75,000	$75,000	$0	$0	$0

Section 108 loan Repayment	2015 Proposed Total	2015 Proposed CDBG	2015 Proposed HOME	centives	2015 Proposed HOPWA
Project Title: Section 108 Loan Repayment **Project ID:** **Description:** The City of St. Louis will make payments on loans made by the U.S. Department of Housing and Urban Development (HUD) to the city in previous years	$1,333,267	$1,333,267	$0	$0	$0
Planning & Administration					
Project Title: Program Administration **Project ID**: **Description:** The City of St. Louis Community Development Administration (CDA) will provide administrative support to and be responsible for CDBG, HOME and NSP program and compliance evaluations, the programming of activities, budgeting, monitoring and reporting of activities and accomplishments and the implementation of various housing development programs. **Annual Goals Supported:** Administration **Target Areas:** Citywide **Priority Need(s) Addressed:** Administration **Goal Outcome Indicator:** Other **Target Completion Date:** December 31, 2015	$1,542,657	$1,483,724	$58,933	$0	$0
Project Title: Program Administration Fiscal Services **Project ID:** **Description:** The Federal Grants Section of the City of St. Louis Office of the Comptroller will assist CDA in reviewing and verifying the accuracy of vouchers and backup information for the CDBG, HOME, Neighborhood Stabilization Program, Lead Based Paint Abatement, UDAG Repayment and other federal or state programs administered by CDA. **Annual Goals Supported:** Administration **Target Areas:** Citywide **Priority Need(s) Addressed:** Administration **Goal Outcome Indicator:** Other **Target Completion Date:** December 31, 2015	$34,000	$34,000	$0	$0	$0

OMB Control No: 2506-0117 (exp. 07/31/2015)

Planning & Administration	2015 Proposed Total	2015 Proposed CDBG	2015 Proposed HOME	centives	2015 Proposed HOPWA
Project Title: Program Administration Legal Services **Project ID:** **Description:** The City of St. Louis Law Department will provide CDA with the legal support necessary to effectively administer the CDBG, NSP, HOME and other federally funded programs. Services include but are not limited to reviewing legal documents and contracts, drafting and issuing legal opinions, legal guidance in lawsuits, audits and other legal matters and representation at all required legal proceedings. **Annual Goals Supported:** Administration **Target Areas:** Citywide **Priority Need(s) Addressed:** Administration **Goal Outcome Indicator:** Other **Target Completion Date:** December 31, 2015	$170,500	$170,500	$0	$0	$0
Project Title: Economic Development Program Administration **Project ID:** **Description:** St. Louis Development Corporation coordinates the functions of various city development agencies that implement economic development programs, including, but not limited to, business loan packaging, economic development financing, real estate development, minority business development, business assistance, contracting for public improvements, construction monitoring, planning and administrative activities. **Annual Goals Supported:** Administration **Target Areas:** Citywide **Priority Need(s) Addressed:** Economic Development **Goal Outcome Indicator:** Other **Target Completion Date:** December 31, 2015	$398,300	$398,300	$0	$0	$0

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OMB Control No: 2506-0117 (exp. 07/31/2015)

Planning & Administation	2015 Proposed Total	2015 Proposed CDBG	2015 Proposed HOME	centives	2015 Proposed HOPWA
Project Title: Capacity Building for Minority Contractors **Project ID:** **Description:** St. Louis Development Corporation (SLDC), in partnership with the St. Louis Agency on Training and Employment (SLATE), will provide minority and women-owned contracting firms (MBE's and WBE's) with the tools necessary to successfully participate in the St. Louis construction industry, particularly in HUD-funded projects. Activities include the design of a plan room to provide access to construction plans and specifications for MBE and WBE contractors. In addition, a training program and workshops for MBE and WBE firms will be designed and created to enhance the skills of MBE and WBE contractors and other MBE and WBE business owners. **Annual Goals Supported:** Administration **Target Areas:** Citywide **Priority Need(s) Addressed:** Economic Development **Goal Outcome Indicator:** 200 businesses served **Target Completion Date:** December 31, 2015	$190,000	$190,000	$0	$0	$0
Project Title: Planning **Project ID:** **Description:** The City of St. Louis Planning and Urban Design Agency will provide professional planning expertise and services, including the creation and review of community plans and planning related work products (maps, research, etc.); assist the Planning Commission in the review of development plans; prepare the necessary materials for the designation of local historic landmarks and/or districts, as well as perform design review functions. **Annual Goals Supported:** Planning **Target Areas:** Citywide **Priority Need(s) Addressed:** Planning **Goal Outcome Indicator:** Other **Target Completion Date:** December 31, 2015	$980,617	$980,617	$0	$0	$0
Project Title: Choice Neighborhoods Application **Project ID:** **Description:** Urban Strategies has applied for a Choice Neighborhoods Planning Grant through the U.S. Department of Housing and Urban Development. If funded, CDBG funds will be used to assist with developing a Transformation plan for the Near Northside areas, which includes the targeted O'Fallon Place development, also known as Preservation Square **Annual Goals Supported:** Planning: Federal Grant Applications **Target Areas:** Near Northside **Priority Need(s) Addressed:** Planning **Goal Outcome Indicator:** Other **Target Completion Date:** December 31, 2015	$100,000	$100,000	$0	$0	$0

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AP-50 Geographic Distribution

Rationale for Allocating Investments Geographically

While the amount of funds allocated to different geographies will depend in part on the responses to the City of St. Louis CDA RFP, there are two critical concepts to keep in mind during and immediately following the work session with City of St. Louis staff where goals, projects, and funding allocations are finalized, listed below.

1. Geographic Target Areas and residential market types based on the Residential Market Analysis should be considered when matching projects to locations and when looking at the overall balance of funding allocations. Target areas and market type descriptions can be found in SP-10, and suggested geographic areas for individual goals and objectives can be found in the goal summary tables in sections SP-45 and AP-20.
2. Public Services activities should be targeted to areas with high need for that particular type of public service, based on additional preliminary analysis produced by The Reinvestment Fund (TRF). Future RFPs should target public services spending to areas that have a combined high need for a particular type of public service combined with a weak residential market (where public service activities can lay the groundwork for future housing investment by stabilizing neighborhoods and increasing quality of life and desirability).

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AP-60 Public Housing

Introduction

SLHA's Strategic Plan has six overarching goals to improve the living environment for families participating in its programs. These goals, along with associated objectives that have planned start or finish dates during the 2015 calendar year (Year One of the 2015-2019 Consolidated Plan) are listed below. Not all goals have objectives planned to take place during the 2015 calendar year.

Year One Actions Planned: Public Housing Needs

Goal #1 -Expand and diversify funding sources.

Goal #2 - Increase awareness and understanding of programs, services and successes.

Goal #3 - Develop and retain talent.

1. Develop and implement a cross-training program by 1/1/15.

Goal #4 - Enhance and develop third-party relationships to expand services.

1. Identify five potential development partners and cultivate the relationship between the organizations to ultimately identify a potential development project with one organization by July 2015.
2. Draft a development plan (scope, location, budget) for the above potential development project in the second half of 2015.

Goal #5 - Expand ability to serve affordable housing and human service needs.

1. Complete 40 units at Family Replacement V by January 2016 using the mixed-finance model.
2. Obtain 250 new Housing Choice Vouchers over the next five years if funding is available by applying for VASH vouchers if available, accepting any opt-outs from HUD if offered, and applying for any voucher opportunities from upcoming NOFAs.
3. Develop a human services plan by 12/31/13.

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Goal #6 - Achieve and maintain operational performance that exceeds high industry standards.

1. Maintain PHAS score that exceeds 90 in 2015 by holding monthly sustainability meetings, analyzing issues with indicators not meeting standards, developing new strategies for indicators not meeting standards, and implementing new strategies as necessary.
2. Maintain SEMAP score that exceeds 90 in 2015.

Year One Actions Planned: Public Housing Resident Involvement

SLHA continues to try to increase resident involvement in management by providing regular resident meetings were residents can express concerns to housing management. SLHA maintains a strong working relationship with the City-wide resident organization which provides resident involvement in strategic and agency planning. In addition, SLHA continues to assist with development of resident organizations at the developments by proving information to developments interesting in forming organizations, facilitating training and monitoring compliance with regulatory requirements. SLHA also provides a forum for residents to express their concerns with a full-time Ombudsman, who works to resolve resident complaints.

Public Housing Agency Performance

SLHA is a High Performer and is not designated as troubled under 24 CFR part 902.

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AP-65 Homeless and Other Special Needs Activities

Outreach and Assessment of Needs

The City of St. Louis conducts targeted outreach to homeless persons (especially unsheltered persons) and assesses their individual needs through the City's Homeless Services Division and two sub-grantees: Places for People & Arch City Defenders.

The City's Homeless Services Division will conduct outreach to mostly unsheltered persons, providing them with flyers and information on current and upcoming housing and supportive services projects. Simultaneously, the Homeless Services Division will assist them and encourage them to receive shelter or housing services. Arch City Defenders will conduct outreach to homeless or at risk clients to provide holistic criminal and civil legal services and representation on cases that can hinder a client from being or remaining housed. Places for People will conduct outreach to clients that are homeless and may have a mental illness, as well as address immediate, tangible needs by offering pocket foods, bus tickets, or coats as well as referrals to other shelter, housing, and community resources. Place for People also uses its own Emergency Apartments, as well as its extensive relationships with area hotels and landlords, to move eligible clients from homelessness to housing.

In 2014, the City Homeless Services Division launched a new project for rapidly re-housing Veterans (Operation: REVEILLE), which is similar to The BEACH Project. The Operation: REVEILLE requires extensive outreach to homeless Veterans. Some of the many partnering agencies for Operation: REVEILLE are the City of St. Louis, the Veteran's Administration, HOPE Recovery Center, Employment Connections, and Peter and Paul Community Services.

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Addressing Emergency and Transitional Housing Needs

With the implementation of the HEARTH Act, emergency shelters and site-based transitional housing programs will play an essential role. They will be used for those who cannot immediately be placed in permanent housing. The primary purpose of emergency shelters and site-based transitional housing programs will be to equip persons to move into appropriate forms of permanent housing as soon as possible. Emergency shelters and site-based transitional housing programs will be evaluated in part based on the percentage of persons placed into permanent housing (at least 80%) and the length of their stays in permanent housing.

In 2014, the goal is to serve 750 clients through emergency shelter, and, while in shelter, provide clients with or make referrals to services such as intense case management, child care, education, employment assistance, job training, legal, mental health, substance abuse treatment, transitional housing, permanent or permanent supportive housing, transportation, and services for special populations utilizing evidence-based or best practices.

Through the City of St. Louis' new initiative, Operation: REVEILLE, which launched in July of 2014, all homeless Veterans will be placed into permanent or permanent supportive housing. This initiative brings together federal, state and local government agencies, housing providers, faith-based organizations, non-profit agencies and businesses to provide mental health and other services, along with a stable place to live for chronically homeless Veterans in our community.

Currently, the funding needed to provide transitional housing is being addressed by funding sources besides ESG. The available funding to provide transitional housing will be re-evaluated during each Annual Plan cycle, but it is anticipated that ESG funds will not be used. However, the St. Louis City Continuum of Care is working to strengthen the effectiveness of the transitional housing program by evaluating the potential of the following two strategies: 1) shifting to an approach of getting people into permanent housing quickly and providing services in that context or 2) retaining the transitional nature of the housing but serving only youth or those very high need households for whom data and research indicate a transitional housing approach is needed.

Transition to Permanent Housing and Independent Living

The City will allocate funds to rapid re-housing to ensure that individual and families (especially those experiencing chronic homelessness) make the transition to permanent housing and independent living. Homeless individuals and families, veterans and unaccompanied youth that are chronically homeless may be eligible for rapid re-housing.

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In 2014, the City will seek additional permanent supportive housing for families. The City of St. Louis currently has nine permanent supportive housing programs for families. Since the launch of The BEACH Project, the City of St. Louis has established an excellent partnership with the St. Louis City Housing Authority in which relationships with landlords has flourished. This gives the St. Louis City Continuum of Care (CoC) the ability to have units ready and available to clients.

Additionally, The City of St. Louis outlined the establishment of four Safe Havens in its 10-Year Plan to End Chronic Homelessness. To date, the City has two operating Safe Havens and has received funding for an additional Safe Haven, which is expected to open by the middle of 2014. Peter and Paul Community Services is the project sponsor. This will add 25 new PSH units to the St. Louis City CoC. HUD has announced that it will no longer fund new Safe Havens, so the fourth safe haven will not be developed.

The CoC takes immediate actions to provide housing for unsheltered homeless household with dependent children. Once an unsheltered family has been identified, the CoC will dispatch the mobile outreach team to conduct an assessment. The family is immediately placed in the most appropriate/available housing (hotel, shelter, or transitional housing).

The CoC is currently increasing the occupancy rate in transitional housing for families by reducing barriers that are required to enter transitional housing. The CoC is developing plans to move eligible families from the streets to transitional housing - bypassing emergency shelter if necessary.

Prevention Services

In 2014 the City of St. Louis will begin construction of three new Community Housing Solution Centers to provide prevention services such as rental and utility assistance, financial literacy, referrals to job training and preparedness, legal, and other community resources to individuals and families that are currently housed, but are at risk of becoming homeless.

Additionally, the St. Louis City CoC has homeless prevention strategies focused on two key population types: persons being discharged from publicly-funded institutions, and persons already receiving assistance from public and private agencies.

Persons Being Discharged from Publicly-Funded Institutions

The St. Louis City CoC continues to work on a state-wide basis to help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are being discharged from publicly funded institutions and systems of care, such as healthcare facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions.

The St. Louis City CoC is a member of the State's interagency council, the Governor's Committee to End Homelessness (GCEH). Many of the publicly funded institutions and systems of care are administered at the State level. These organizations are also members of the GCEH.

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The GCEH has a discharge workgroup that meets regularly. Each Continuum of Care in the state (a total of eight) holds a seat on the workgroup. In December 2011, the GCEH voted and approved a discharge policy. The appointed member from each Continuum of Care oversees the individual discharge plan for the individual Continuum of Care.

Locally, the City of St. Louis will continue to work closely with publicly funded institutions and systems of care to help them to establish a more efficient discharge policy.

This work is critical for those who are being discharged out of hospital into homelessness and those who are currently homeless and are already receiving mental health services, but need the additional resources to help them become housed and self-sufficient.

Persons Already Receiving Assistance from Public and Private Agencies

Via the St. Louis City Continuum of Care (CoC), the City works with various public and private agencies to prevent individuals and families from becoming homeless. List below are a few of the partnering public and private agencies that the City of St. Louis contracts, refer and partnership with to establish public policies and procedures, remove barriers, and address housing, health, social services, legal, employment, education, or youth needs:

Contracting Agencies

- Arch City Defenders
- City of St. Louis Area Agency on Aging

Referral Agencies

- Grace Hill Health Center
- MERS Goodwill
- Missouri Department of Mental Health
- St. Louis Area Food Bank
- St. Louis Community Credit Union
- U.S. Department of Veteran Affairs
- U.S. Social Security Administration

Partnering Agencies

- Missouri Department of Corrections
- St. Louis Mental Health Board
- St. Louis Housing Authority

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AP-70 HOPWA Goals

In order to address the unique needs of persons who are not homeless but require supportive housing, the St. Louis EMSA will continue to utilize HOPWA funds to provide both short-term and longer-term housing assistance and associated case management.

The Department of Health efficiently coordinates HOPWA resources with Ryan White-funded HIV care programs to establish a continuum of services that meets the housing and support needs of persons living with HIV/AIDS and their families. Ryan White case managers are able to identify individuals in unstable housing situations or at risk of losing their housing and make appropriate referrals to HOPWA-funded programs. In addition, HOPWA-funded project sponsors are active members of the Continuum of Care, and able to coordinate with other HUD funding streams to increase the array of supportive housing options available to persons living with HIV/AIDS.

AP-75 Barriers to affordable housing

Year One Actions Planned: Remove or Ameliorate Negative Effects of Barriers to Affordable Housing

Below are some possible Year One strategies to ameliorate the barriers to affordable housing, based on the City of St. Louis Draft Analysis of Impediments to Fair Housing, with the caveat that these strategies may also be revised within the next several weeks as the Draft Analysis of Impediments to Fair Housing is reviewed and revised with additional stakeholder input. Additional actions to consider based on Consolidated Plan Focus Group Discussions include aligning housing funding application cycles and creating a more transparent and consistent LRA property purchase process.

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1. The City should use its considerable lobbying power to help preserve funding for assisted housing at the federal and state levels. The Affordable Housing Commission has worked to increase the amount of low income housing in the market place. While the City has a large amount of low income housing for its size, it also has a great need. Housing cost burdens cause financial instability and create a service burden for the City.

2. The City should empower its Planning Division, known as the Planning and Urban Design Agency, or PDA, to become more proactive in identifying areas of greatest affordable housing need. By having a global perspective added to the development process, the creation of affordable housing units can be approached as part of an on-going cohesive investment effort that provides maximum benefit to the City and its residents. With the 2015-2019 Consolidated Plan process and the utilization of the Residential Market Analysis produced by The Reinvestment Fund for the City, the City is in the process of significantly improving the ways in which affordable housing needs are matched to market conditions and leveraged by private investment.

3. The City of St. Louis is well-represented in a consortium that was created to educate lawmakers and the public about the importance of these programs. City leaders should continue their efforts to lobby on their behalf to ensure that any changes have the least possible impact on the production of much needed quality, affordable housing units in the City of St. Louis.

4. Resident negative attitudes regarding affordable housing should be addressed with better information about successful housing initiatives in the City and surrounding communities. Including the residents in planning for affordable housing initiatives can include their input and concerns and provide a means to get quality information to the neighbors before rumors and innuendos can overcome a development. Greater regional cooperation in housing planning should be encouraged. The City participates is regional planning boards like the East-West Gateway Council of Governments to address large issues that affect the entire region. Issues such as transit, roads, economic development, and the environment are top issues for the agency. A similar effort to plan for housing would be beneficial.

5. The City needs to empower the Community Development Administration and the Affordable Housing Commission to set goals to encourage developers to choose sites in less poverty impacted areas. In order for this to be successful, the goals will need to be well publicized, and they will need to be enforced when the City sends its priorities to HUD and MHDC. Greater regional planning and cooperation across the region would also be necessary to further distribute low-income housing to areas with good jobs and transportation. Further, the City needs to encourage creative partnerships that will invest in low income areas of the City. Strategies to revitalize heavily impacted portions of the City should include and engage neighborhood leaders and community development corporations. Large scale interventions may offer the best hope for revitalization for largely depleted neighborhoods with a high percentage of vacant land.

6. The Affordable Housing Commission and the Community Development Administration currently add to the supply of accessible units by requiring that some accessible units be included in the plans for any housing for which they provide funding. The agencies should review the goals for accessible housing in light of the 2010 Census numbers to see if they are reasonably meeting the needs of the population of disabled residents. In addition, there needs to be more communication between service providers, developers, and property managers to ensure that accessible and universal design units are occupied by the people who are in need of these features, as sometimes accessible units are leased to the first tenant who qualifies regardless of need. Additionally, the Affordable Housing Commission and Community Development Administration should consider whether accessible units are being developed where transportation options and public services are most accessible.

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AP-85 Other Actions

Year One Actions Planned: Address Obstacles to Meeting Underserved Needs

One challenge in the current service delivery system is the location and accessibility of public services. Anecdotally, the existing services for the homeless do a good job of providing essential needs such as shelter, meals, and health care. However with many of these services clustered in a relatively small area of downtown, public service clients are tied to a single location and persons at risk of homelessness may not have resources within their communities.

Additionally, participants in a Consolidated Plan Theme Based Focus Group on Homelessness Needs and Non-Homelessness Special Needs cited lack of funding for coordination between agencies, and a lack of an awareness of resources or a centralized resource directory as gaps compromising progress in service delivery.

In order to overcome gaps in the service delivery system, the St. Louis Homeless Services Division and the Continuum of Care are in the process of site selection for and development of Community Housing Centers in areas of high need (based on HMIS data on the last permanent address of homeless persons) throughout the City of St. Louis.

These Community Housing Centers will offer friendly, low-demand environments, along with instant access to housing and services. The Centers will welcome and engage chronically homeless persons and develop relationships with them. Mobile teams trained in ACT principles will be attached to the Centers, conducting street-level outreach and screening.

At the Centers, chronically homeless persons will have access to health screening, transportation, case management, and an array of other services. Staff persons will be on hand to assist with applications for benefit programs, and classes will be offered in topics such as budgeting and landlord relations. Short-term beds will be available for up to 30 days.

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Year One Actions Planned: 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. The City of St. Louis will foster and maintain affordable housing in a way that is consistent with and influenced by the market conditions of a particular neighborhood.

As an example of this, the potential for construction of new housing units will be heavily influenced by the market characteristics identified in the Residential Market Analysis. The City's Residential Market Analysis-informed approach to new housing construction will match the size and type of new housing construction projects with market characteristics and existing built community characteristics in order to catalyze private investment. Subsidizing new housing construction is generally appropriate for both Target Area 2 and 3 market types; however, the approach to that production is very different in these types of markets. In Target Area 3 markets, new unit production must be at a large scale to make an appropriate impact, and only after careful, strategic site acquisition and demolition. In Target Area 2 markets and communities where most of built environment in intact, new developments can make an impact at a smaller scale (such as infill development). Infill development and other small-scale projects should be carefully balanced between affordable and market-rate units and combined with housing rehab to maximize positive impact. Housing production in Target Area 1 markets should only be undertaken if it provides affordable housing options in non-impacted areas of opportunity (in line with the City's Analysis of Impediments to Fair Housing) or targets special populations (such as the disabled or previously homeless).

Year One Actions Planned: Reduce Lead-Based Paint Hazards

Three agencies collaborate to evaluate and reduce lead based paint hazards, with an emphasis on preventing lead poisoning rather than reacting to instances of lead poisoning: the Building Division, the Department of Health (DOH), and the Community Development Administration (CDA). The Building Division is primarily responsible for inspections and ground work, DOH is primarily responsible for community outreach and elevated blood lead level testing, and CDA functions as a financial management center for the various programs.

Some of the key actions and programs to address LBP hazards and increase access to housing without LBP hazards include:

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The Lead Safe Housing Registry: The Registry is a tool that allows City departments to track the lead based paint status of buildings (unknown, remediated, etc.) and thus better coordinate programs. Lead safe housing units available for rent are registered with www.socialserve.com, which identifies the lead safety status of available listings.

Healthy Home Repair Program: Healthy Home Repair Program is a collaboration between City departments and independent not-for-profit organizations to help low and moderate income homeowners preserve their homes and eradicate lead-based paint hazards. The Healthy Home Repair Program operates as a loan to the home owner. The maximum amount of City assistance allowed is $30,000. The first $10,000 is a five-year forgivable loan, and the remaining balance, up to $20,000, is a deferred payment loan.

Multi-Family Rehabilitation Program and Window Replacement Program: Programs for rental property owners financed by the HUD Lead Hazard Reduction Grant funds and Lead Remediation Fund, which is generated through permit fees. Qualified Multi-Family Rehabilitation Program projects can receive up to $5,000 per unit for the first two units in a property, and $1,000 for each additional unit. The Window Replacement Program reimburses property owners up to $200 per window replacement, or up to $400 per historic window replacement in order to reduce lead-based paint hazards. Up to ten windows per eligible unit can be eligible for the Window Replacement Program. To be eligible, a building must have a child living in every unit. This program is currently dormant, but will likely begin accepting applications again before the end of 2014.

Free walk-in lead testing: The Children's Environmental Health section of the Health Department provides lead testing for children under the age of six and pregnant women who reside in the City of St. Louis. Services are provided as walk-in basis from 8 am to 5 pm, Monday through Friday, or by calling 314 657-1456 to schedule an appointment. Total testing procedure takes approximately 30 minutes.

The Heavy Metal Project (THMP): An innovative, evidence-based City of St. Louis program to reduce prevalence of lead poisoning in children through prenatal home lead hazard screening. THMP coordinates recruitment of pregnant women through cooperation with St. Mary's and BJC's Prenatal Clinics and BJC's Teens Centering Group. Yet, the service is available to any expectant mother requesting the risk assessment through the Building Division. Once the mother-to-be enrolls in The Heavy Metal Project, an inspection of her home or apartment is arranged. A lead inspector from the Building Division takes dust wipe samples, looks for flaking paint and uses an X-ray fluorescence analyzer to determine how much lead is present in the paint. If hazardous lead levels are determined, the case is referred for remediation. The City scrapes and repaints the unsafe areas and replaces windows when necessary. The service is free if the occupant makes below the income cap for HUD or City programs. THMP has an impressive return on investment, as the average cost of remediation is $7,000 per home verses the future cost of medical and social care which is estimated to be $723,000.

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Year One Actions Planned: Reduce the Number of Poverty-Level Families

Poverty remains a critical issue in the City of St. Louis. According to 2012 American Community Survey data, the City of St. Louis has 89,716 persons living in poverty, representing 29.2% of the population for whom poverty status is determined, and 27,833 children under 18 in poverty, representing 42.6% of children for whom poverty status is determined. In addition, American Community Survey data shows a 14.1% unemployment rate within the civilian labor force and 27.9% of households with food stamp benefits in the past 12 months.

While many policies and programs require change at the Federal and State levels in order to make progress toward eradicating poverty (including increasing the minimum wage and providing additional funding for safety net and employment training programs), the City of St. Louis will pursue the following local strategies designed to reduce the number of persons in poverty (these activities to reduce the number of persons in poverty are in addition to providing services to persons in poverty according to Strategic Plan goals):

1. Pursue economic development strategies to increase the number of jobs and businesses within the region and in under-resourced neighborhoods, especially in job-intensive industries such as the biosciences. On August 1, 2013 the St. Louis Economic Development Partnership (EDP) was formed when Mayor Francis G. Slay and County Executive Charlie A. Dooley officially established a collaboration between the economic development agencies of the city and county. The EDP working strategic plan identifies six goals:

    - Growing and retaining jobs and capital investment
    - Supporting startups and the entrepreneurial community
    - Increasing foreign trade and investment
    - Advancing redevelopment of strategic real estate assets
    - Accelerating the growth rate of region's foreign born population
    - Aligning the region's talent with business needs

2. Offer job training and job placement programs designed to reduce the number of poverty-level families. Job training and placement programs were deemed as critical by Consolidated Plan focus group participants, especially training for training and summer enrichment programs for youth. In addition, the City will work to investigate whether outsourced City services, such as landscaping or grass-cutting, might present any opportunities for new businesses or employment for City residents.

3. Invest in education, continuing to improve the quality of educational options (public, private, charter, and magnet schools) within the City and partnering with agencies that foster "cradle to career" services for youth at risk of poverty.

4. Ensure that the problem of abandoned and nuisance properties in low-income neighborhoods is effectively addressed, thereby preserving the value of neighborhood property for those low-income people who are already homeowners.

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5. Coordinate safety net services so they have the maximum possible impact. While safety net services are always valuable to persons in poverty, the timing of services matter. For example, Consolidated Plan focus group participants stated that the biggest impediment for residents relocating to new housing is the need to pay deposits such as an apartment security deposit or first and last month's rent deposit. Financial assistance at vulnerable times such as during a move can prevent a situation where an otherwise financially stable family might over-extend themselves, resulting in snowballing debt.

6. Facilitate asset building initiatives such as Individual Development Accounts (IDAs) and financial literacy programs.

7. Encourage programs and partnerships that support ex-offenders re-entering the community and the job market. A large percentage of Consolidated Plan public meeting participants identified programs for ex-offenders, identifying the importance of support services to ensure they overcome barriers to employment.

8. Encourage housing and transportation investments that will lower the combined housing and transportation costs of poverty-level families and increase access to area public services and amenities. In addition, per the Mayor's Sustainability Plan Action Agenda, the City of St. Louis will advocate for transportation plans and funding that allow more people to be less car dependent, including poverty-level families for whom car ownership can be a substantial cost.

Year One Actions Planned: Develop Institutional Structure

The City of St. Louis prides itself on a long track record of successful partnerships among public and private sector entities. The delivery system for the Consolidated Plan programs is no exception. Communication and cooperation between the City of St. Louis Community Development Administration and the partner agencies and organizations that administer activities are strong.

In past years, CDA staff has worked closely with the other organizations involved in the Consolidated Plan programs to improve regulatory compliance, monitoring, cooperation and partnerships among agencies, and technical capacity of organizations involved in project delivery.

The single most significant impediment in the delivery system remains the lack of available funding to support community development, economic development and affordable housing projects. The City of St. Louis is trying to address this gap via more strategic targeting, data driven decision-making, and leveraging of resources. Additional information can be found in section SP-35 under "Leveraging of Resources."

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Year One Actions Planned: Enhance Coordination Between Public and Private Housing and Social Service Agencies

In order to better catalyze private investment, City of St. Louis governmental departments are increasingly taking part in public-private discussions with local intermediaries, foundations, and developers.

One example of this is the St. Louis Housing Funders Group. The purpose of the St. Louis Housing Funders Group is to develop better collaboration and reduce barriers for those seeking funding to develop housing and supportive services in the City of St. Louis. Current members include:

- City of St. Louis Affordable Housing Commission
- City of St. Louis Department of Human Services Homeless Division
- City of St. Louis Community Development Agency
- IFF
- Missouri Department of Mental Health
- Missouri Housing Development Commission
- Rise Community Development
- St. Louis County Economic Development
- St. Louis Housing Authority
- St. Louis Mental Health Board
- St. Louis Equity Fund
- Sterling Bank
- U.S. Department of Housing and Urban Development
- United Way of Greater St. Louis
- Veterans Administration

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AP-90 Program Specific Requirements

Community Development Block Grant Program (CDBG)

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.

Program Income and Funding Categories	
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	$519,500.00
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	$0.00 ??
The amount of surplus funds from urban renewal settlements	$0.00
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.	$0.00
The amount of income from float-funded activities	$0.00
Total Program Income	$519,500.00

HOME Investment Partnership Program (HOME)

Other Forms of Investment

The City, as grantee of the HOME funds, does not intend to use forms of investment other than those described in 24 CFR 92.205(b).

Recapture Provisions of HOME and NSP Assisted Units

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Recapture provisions ensure that CDA is able to recoup all or a portion of the HOME or NSP assistance in the event the homeowner wishes to sell their unit during the period of affordability. The period of affordability is based on the total amount of HOME or NSP funds provided directly to the homebuyer to enable them to purchase the unit. This includes any funds provided as down payment assistance or that reduced the purchase price from fair market value to an affordable price, but excludes any amount that represents the difference between the cost of producing the unit and the market value of the property (i.e., the development subsidy).

The amount of money subject to recapture is capped at the net proceeds of the sale. Net proceeds are defined as the sales price minus superior private debt and reasonable closing costs.

CDA may structure recapture provisions based on program design and market conditions. One of the following options for recapture requirements will be selected:

1. Owner investment returned first. CDA may permit the homebuyer to recover the homebuyer's entire investment (downpayment and capital improvements made by the owner since purchase) before recapturing the HOME or NSP investment out of net proceeds.
2. Reduction during affordability period. CDA may forgive the direct HOME or NSP investment over the course of the affordability period.
3. Proportionally sharing net proceeds. The net proceeds of the sale will be divided proportionally as set forth in the following formulas:

   (HOME investment / (HOME investment + homeowner investment) * net proceeds = HOME amount to be recaptured

   (HOME investment / (HOME investment _ homeowner investment) * net proceeds = amount to homeowner

4. CDA is repaid first. CDA can choose to recapture the full amount of the direct assistance out of net proceeds, prior to disbursing any net proceeds to the homeowner.

Resale Provisions of HOME and NSP Assisted Units

In the event that no direct assistance is provided to the homebuyer, CDA will enforce a resale provision in order to ensure that the HOME or NSP assisted unit remains affordable for the entire restriction period. If the homebuyer wishes to sell the unit during the restriction period the new purchaser must meet income requirements of either the HOME or NSP program and occupy the unit as their principal residents. In addition the sales price is subject to a maximum limit that gives the current owner a "fair return," but keeps the property "affordable" for the next buyer. In this case, "affordable" shall mean that no more than 30% of the purchaser's income can be used to pay the mortgage, taxes and insurance costs associated with homeownership. CDA will determine the maximum resale price by adding the owner's initial investment, eligible capital improvements, and the fair return to the original purchase price paid by the owner.

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Guidelines and Plans for Using HOME Funds to Refinance Existing Debt Secured by Multifamily Housing

Not Applicable???

I have looked through previous annual action plans where this question has been asked and I haven't found any language on how CDA handles this.

Emergency Solutions Grant (ESG)

Written Standards for Providing ESG Assistance

Standards for targeting and providing essential services related to street outreach

ESG funds may be used for costs of providing essential services necessary to reach out to unsheltered homeless people; connect them with emergency shelter, housing, or critical services; and provide urgent, non-facility-based care to unsheltered homeless people who are unwilling or unable to access emergency shelter, housing, or an appropriate health facility.

For the purposes of this section, the term ''unsheltered homeless people'' means individuals and families who qualify as homeless under paragraph (1) (i) of the ''homeless'' definition under 24 CFR Part 576.2.

As outlined in 24 CFR Part 576.101, *essential services* consist of:

a) Engagement;
b) Case management;
c) Emergency health services – only when other appropriate health services are inaccessible or unavailable within the area;
d) Emergency mental health services – only when other appropriate mental health services are inaccessible or unavailable within the area;
e) Transportation; and
f) Services for special populations.

ESG Sub-recipients must determine an individual's or family's vulnerability and unwillingness or inability to access emergency shelter, housing, or an appropriate health facility, prior to providing essential services under this component to ensure that ESG funds are used to assist those with the greatest need for street outreach assistance.

Policies and procedures for admission, diversion, referral, and discharge by emergency.

a. Emergency Shelter Definition 24 CFR Part 576.2

Any facility, the primary purpose of which is to provide a temporary shelter for the homeless in general or for specific populations of the homeless and which does not require occupants to sign leases or occupancy agreements. This definition excludes transitional housing.

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However, projects that were funded as an emergency shelter (shelter operations) under the FY 2010 Emergency Shelter Grants program may continue to be funded under the emergency shelter component under the Emergency Solutions Grants program, regardless of whether the project meets the revised definition.

b. Admission, Diversion, Referral and Discharge

ESG sub-recipients must conduct an initial evaluation of all individuals or families to determine if they should be admitted to an emergency shelter, diverted to a provider of other ESG funded components (e.g. rapid re-housing or homeless prevention assistance) and/or referred for other mainstream resources.

ESG sub-recipients must determine that individuals and families meet criteria (1), (2), (3), or (4) of the Homeless Definition and rate the individual or family's vulnerability to ensure that only those individuals or families that have the greatest need for emergency shelter assistance receive ESG funded assistance.

ESG sub-recipients must also re-assess emergency shelter participants, on an ongoing basis, to determine the earliest possible time that they can be discharged to permanent housing. Participants' length of stay in emergency shelter shall not exceed 90 days without justifiable documentation and written approval from DHS.

ESG sub-recipients also have safeguards in place to meet the safety and shelter needs of special populations, e.g., victims of domestic violence, dating violence, sexual assault, and stalking; by immediately outreaching to victims that call the DV hotline, making their entry and exit presence anonymous, not entering the clients into the HMIS database but using a comparable HMIS system, and by providing supportive services to address clients' health, financial and housing needs.

Through triage, individuals and families who have the highest barriers to housing and are likely to be homeless the longest are being provided outreach, admission, diversion, and referrals according to their needed. These clients will be provided with 24 months of transitional housing along with assertive community treatment in order to decrease barriers and increase self stability. However, transitional housing is not a funded component under ESG.

c. Safety and Shelter Needs of Special Populations

ESG funds may be used to provide services for homeless youth, victim services, and services for people living with HIV/AIDS, so long as the costs of providing these services are eligible under the regulations for the emergency shelter component found at 24 CFR Part 576.102.

Consistent with ESG recordkeeping and reporting requirements found at 24 CFR Part 576.500, ESG sub-recipients must develop and apply written policies to ensure the safety of program participants through the following actions:

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All records containing personally identifying information (as defined in HUD's standards for participation, data collection, and reporting in a local HMIS) of any individual or family who applies for and/or receives ESG assistance will be kept secure and confidential;

- The address or location of any domestic violence, dating violence, sexual assault, or stalking shelter project assisted under the ESG will not be made public, except with written authorization of the person responsible for the operation of the shelter; and

- The address or location of any housing of a program participant, including youth, individuals living with HIV/AIDS, victims of domestic violence, dating violence, sexual assault, and stalking; and individuals and families who have the highest barriers to housing will not be made public, except as provided under a preexisting privacy policy of the sub-recipient and consistent with state and local laws regarding privacy and obligations of confidentiality.

- In addition, ESG sub-recipients must adhere to the following ESG shelter and housing standards found at 24 CFR Part 576.403 to ensure that shelter and housing facilities are safe, sanitary, and adequately maintained:

- Lead-Based Paint Requirements. The Lead-Based Paint Poisoning Prevention Act applies to all shelters assisted under ESG program and all housing occupied by program participants. All ESG sub-recipients are required to conduct a Lead-Based Paint inspection on all units receiving assistance under the rapid re-housing AND homelessness prevention components if the unit was built before 1978 and a child under age of six or a pregnant woman resides in the unit.

- Structure and Materials. The shelter building should be structurally sound to protect residents from the elements and not pose any threat to health and safety of the residents.

- Access. The shelter must be accessible, and there should be a second means of exiting the facility in the case of emergency or fire.

- Space and Security. Each resident should have adequate space and security for themselves and their belongings. Each resident must have an acceptable place to sleep.

- Interior Air Quality. Each room or space within the shelter/facility must have a natural or mechanical means of ventilation. The interior air should be free of pollutants at a level that might threaten or harm the health of residents.

- Water Supply. The shelter's water supply should be free of contamination.

- Sanitary Facilities. Each resident should have access to sanitary facilities that are in proper operating condition. These facilities should be able to be used in privacy, and be adequate for personal cleanliness and the disposal of human waste.

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- Thermal Environment. The shelter/facility must have any necessary heating/cooling facilities in proper operating condition.
- Illumination and Electricity. The shelter/facility should have adequate natural or artificial illumination to permit normal indoor activities and support health and safety.
- There should be sufficient electrical sources to permit the safe use of electrical appliances in the shelter.
- Food Preparation. Food preparation areas, if any, should contain suitable space and equipment to store, prepare and serve food in a safe and sanitary manner.
- Sanitary Conditions. The shelter should be maintained in a sanitary condition.
- Fire Safety-Sleeping Areas. There should be at least one working smoke detector in each occupied unit of the shelter facility. In addition, smoke detectors should be located near sleeping areas where possible. The fire alarm system should be designed for a hearing-impaired resident.
- Fire Safety-Common Areas. All public areas of the shelter must have at least one working smoke detector.

Policies and procedures for assessing, prioritizing, and reassessing individuals' and families' needs for essential services related to emergency shelter.

ESG funds may be used to provide essential services to individuals and families who are in an emergency shelter. Essential services for participants of emergency shelter assistance can include case management, child care, education services, employment assistance and job training, outpatient health services, legal services, life skills training, mental health services, substance abuse treatment services, transportation, and services for special populations.

ESG sub-recipients are responsible to assess an individual or family's initial need for emergency shelter and must re-assess their need on an ongoing basis to ensure that only those individual or families with the greatest need receive ESG funded emergency shelter assistance. Participants' length of stay in emergency shelter shall not exceed 90 days without justifiable documentation and written approval from DHS.

The St. Louis City CoC implemented a centralized and coordinated assessment system over two decades ago. However, the City is reassessing the system and planning for an upgrade and possible regional collaboration. Upon completion and implementation of the CoC's new centralized and coordinated assessment system, ESG recipients will continue be required to use that system to help determine an individual or families need for emergency shelter or other ESG funded assistance.

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The homelessness prevention component includes various housing relocation and stabilization services and short- and medium-term rental assistance to help people avoid becoming homeless. The rapid re-housing assistance component includes similar services and assistance to help people who are homeless move quickly into permanent housing and achieve stability in that housing.

d. Prevention

Housing relocation and stabilization services, short- and/or medium-term rental and utility assistance as necessary to prevent the individual or family from becoming homeless if:

- An individual or family who has an annual income below 30 percent of median family income for the area, as determined by HUD;
- Does not have sufficient resources or support networks, *e.g.,* family, friends, faith-based or other social networks, immediately available to prevent them from moving to an emergency shelter or another place;
- Assistance is necessary to help program participants regain stability in their current permanent housing or move into other permanent housing and achieve stability in that housing.
- Eligible costs include rental and utilities assistance, housing stability case management, landlord-tenant mediation, tenant legal services, and credit repair.
- Residents' assistance for prevention assistance can not exceed $1,400/household and/or participant during any 3-year period. Participants may not receive more than 18 months of any financial assistance (combination of prevention and rapid re-housing assistance) based on FMR via the Emergency Solutions Grant (ESG) during any 3-year period.
- Except for a one-time payment of rental arrears on the tenant's portion of the rental payment, rental assistance cannot be provided to a program participant who is receiving tenant-based rental assistance, or living in a housing unit receiving project-based rental assistance or operating assistance, through other public sources.
- Rental assistance cannot be provided unless the rent does not exceed the Fair Market Rent established by HUD.
- FMR limits, rent reasonableness standards, housing habitability standards, and lead-based paint regulations apply to this category (§ 576.403 Shelter and housing standards). When providing homelessness prevention services assistance – housing search and placement, housing stability case management, mediation, legal services, and credit repair are required to stabilize and keep a program participant in the same unit.

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- Rental assistance agreement (between recipient/sub-recipient and owner) and written lease agreement (between program participant and owner) are required. (When assistance is for arrears only, an eviction letter, court documents, letter from landlord may serve as documentation.)

- Rental assistance cannot be provided to a program participant that is receiving Tenant-Based Rental Assistance or living in a unit receiving Project-Based Rental Assistance or operating assistance through other public sources (exception applies to rental arrears on tenant's portion of rental payment).

- Provider agencies can only make rental assistance payments to an owner with whom the agency has entered into a rental assistance agreement. The rental assistance agreement must set forth the terms under which rental assistance will be provided, including the requirements that apply under this section. The rental assistance agreement must provide that, during the term of the agreement, the owner must give the agency a copy of any notice to the program participant to vacate the housing unit, or any complaint used under state or local law to commence an eviction action against the program participant. The rental assistance agreement must contain the same payment due date, grace period, and late payment penalty requirements as the program participant's lease. The agency is solely responsible for paying late payment penalties that it incurs with non-ESG funds.

- Program orientation is required of all participants.

Rapid Re-Housing

Housing relocation and stabilization services and short- and/or medium-term rental assistance as necessary to help individuals or families living in shelters or in places not meant for human habitation move as quickly as possible into permanent housing and achieve stability in that housing.

An individual or family who meet the definition of homelessness as determined by HUD;

- Does not have sufficient resources or support networks, *e.g.,* family, friends, faith-based or other social networks, immediately available to assist them;

- Assistance is necessary to help program participants regain stability by moving e into permanent housing and achieve stability in that housing.

- Eligible costs also include rental and utilities assistance, rental application fees, security deposits, last month's rent, utility deposits and payments, moving costs, housing search and placement, housing stability case management, landlord-tenant mediation, tenant legal services, moving costs, and credit repair.

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- Total financial assistance for rental or utility arrears can not exceed more than 18 months of assistance based on the FMR of the units for which the residents reside via the Emergency Solutions Grant (ESG) during any 3-year period.

- Except for a one-time payment of rental arrears on the tenant's portion of the rental payment, rental assistance cannot be provided to a program participant who is receiving tenant-based rental assistance, or living in a housing unit receiving project-based rental assistance or operating assistance, through other public sources.

- Rental assistance cannot be provided unless the rent does not exceed the Fair Market Rent established by HUD.

- Participants are required to contribute 30% of his/her income towards rental cost 3 months after income has been established.

- FMR limits, rent reasonableness standards, housing habitability standards, and lead-based paint regulations apply to this category (§ 576.403 Shelter and housing standards). When providing rapid re-housing assistance – housing search and placement, housing stability case management, mediation, legal services, and credit repair are require to house the program participant and stabilize them in the identified unit.

- Rental assistance agreement (between recipient/sub-recipient and owner) and written lease agreement (between program participant and owner) are required. (When assistance is for arrears only, an eviction letter, court documents, letter from landlord may serve as documentation.)

- Rental assistance cannot be provided to a program participant that is receiving Tenant-Based Rental Assistance or living in a unit receiving Project-Based Rental Assistance or operating assistance through other public sources (exception applies to rental arrears on tenant's portion of rental payment).

- Provider agencies can only make rental assistance payments to an owner with whom the agency has entered into a rental assistance agreement. The rental assistance agreement must set forth the terms under which rental assistance will be provided, including the requirements that apply under this section. The rental assistance agreement must provide that, during the term of the agreement, the owner must give the agency a copy of any notice to the program participant to vacate the housing unit, or any complaint used under state or local law to commence an eviction action against the program participant. The rental assistance agreement must contain the same payment due date, grace period, and late payment penalty requirements as the program participant's lease. The agency is solely responsible for paying late payment penalties that it incurs with non-ESG funds.

Each program participant receiving rental assistance must have a legally binding, written lease for the rental unit, unless the assistance is solely for rental arrears. The lease must be between the owner and the program participant. The rental assistance agreement must have an initial term of one year.

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Description of Continuum of Care Centralized or Coordinated Assessment System

The St. Louis City CoC has had a centralized assessment system for over 20 years. The centralized intake and assessment process is initiated at the centralized homeless hotline managed by Catholic Charities Housing Resource Center, utilizing the HMIS database, ROSIE. All clients seeking shelter and other services must visit in-person or call the centralized homeless hotline in order to access services by City funded agencies. The City is currently reviewing and evaluating its centralized assessment system.

Due to the Implementation of the HEARTH Act, all ESG funded agencies are require to enter client information into ROSIE. City funded Domestic Violence agencies are required to input information into ROSIE (or comparable HMIS database), but client identification information can be hidden from general users. Agencies are highly encouraged to participate in HMIS even if they do not receive funding from the City, but are still a member of the CoC. All HMIS users are required to have a signed User Agreement with DHS and MISI and attend a ROSIE training before gaining access.

ESG Sub-Award Process

In Jan 2014 the City of St. Louis plans to use and distribute funds by soliciting competitive bids from non-profit agencies. The City conducts an RFP process at least every 3 years with the last RFP being issued out October 25, 2012. The selections under the 2012 RFP are still valid with the next RFP being issued July 2014 with special attention to new HMIS providers. The City, itself, may utilize funds to conduct direct services for homeless persons. Sub-grantee will have to demonstrate a willingness and capacity to be accountable for any funds received through monitoring and oversight of any proposed sub-contracted non-profit agency. Applicants will be required to have established written procedures in place to ensure accountability for their staff. Potential sub-grantees must demonstrate they have the experience and capacity to administer the funds they receive and the accountability and established written procedures and standards in place to ensure that funds are only used for ESG Program eligible activities with ESG Program eligible clients.

The CoC makes sub-awards using open solicitation methods to request proposals, such as Outreach to Faith-Based Groups, Responsive to Public Inquiries, Letters/Emails to CoC Membership, Newspapers, Announcements at Other Meetings, and Announcements at CoC Meetings. New programs/agencies seeking funding are required to submit a proposal.

The CoC uses rating and performance assessment measure(s) when evaluating renewal and new projects such as Site Visit(s), Assess Provider Organization Capacity, Evaluate Project Presentation, Evaluate Project Readiness, Review Match, Review CoC Membership Involvement, Review HMIS participation status, q. Review All Leveraging Letters (to ensure that they meet HUD requirements), Assess Cost Effectiveness, Assess Provider Organization Experience, Assess Spending (fast or slow), Review CoC Monitoring Findings, CoC Rating & Review Committee Exists, Review Unexecuted Grants, Review HUD APR for Performance Results, Review Independent Audit, Review HUD Monitoring Findings.

The CoC uses several procedures to rank and review project applications such as:

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- The CoC's Ranking and Review Committee immediately performs a threshold review of all projects seeking support from the Department of Human Services after all proposal are received at deadline. All agencies are advised of whether the project meets basic criteria.
- Secondly, the entire CoC ranks each project based on the community's need, access to programs, willingness to collaborate, etc. New programs/agencies seeking funding are required to submit a proposal and make a presentation to the entire CoC.
- Lastly, by City ordinance, the Professional Services Agreement (PSA) Committee makes the final determination to which agencies will receive funding.

New programs/agencies seeking funding are required to submit a proposal and make a presentation to the committee.

Homeless Participation

It is written in the agency's ESG contract that the Contractor agrees to ensure homeless participation in the ESG program through:

1. Providing for the participation of not less than one homeless individual or formerly homeless individual on the board of directors or other equivalent policy-making entity, to the extent that the entity considers and makes policies and decisions regarding any facilities, services, or other assistance that receive funding under Emergency Solutions Grant (ESG); and

2. To the maximum extent practicable, involving homeless individuals and families in constructing, renovating, maintaining, and operating facilities assisted under ESG, in providing services assisted under ESG, and in providing services for occupants of facilities assisted under ESG. This involvement may include employment or volunteer services.

The Consumer Council is composed entirely of homeless and formerly homeless persons. It makes recommendations as appropriate to the CoC and to providers of services and housing. The Council works with the Advocacy Committee to identify consumer needs, to improve current services, and to give consumers a voice in the CoC and the public at large by, among other things, executing an annual Homeless Programs Survey.

Performance Standards for Evaluating ESG

While the City's Community Development Administration(CDA) retains primary local responsibility for the ESG program, the programmatic responsibility for the ESG rest with the City of St. Louis Department of Human Services (DHS) which is the lead entity for the St. Louis City CoC.

DHS will utilize its experience from its successful implementation of HPRP to evaluate ESG activities. DHS shared this framework with the Continuum of Care (CoC) Executive Board and will review periodically with the CoC HMIS User Group. In November of 2012, the City of St. Louis consulted the CoC Ranking and Review committee to develop performance standards that will provide a measure for the City and the Continuum of Care to evaluate each ESG service provider's effectiveness, such as how well the service provider succeeded at: 1) Targeting those who need the assistance most; 2) reducing the number of people living on the streets or emergency shelters; 3) shortening the time people spend homeless; and 4) reducing each program participant's housing barriers or housing stability risks. The City of St. Louis is currently receiving assistance from HUD assigned technical assistance consultants to formalize the standards to be integrated into a report card within the HMIS system, but has not been completed. The report card will be used to review and monitor the agencies' progress and performance. It is proposed that the report card will be published on a monthly basis, taking a 30-day snapshot of all programs individually and the performance of the CoC collectively. Following is the list of standards in order to measure the performance of the ESG agencies:

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1. The percentage of formerly homeless individuals who remain housed in permanent housing projects for at least 6 months after receiving rapid re-housing assistance or moved from transitional housing
2. The employment rate of persons exiting HUD homeless assistance projects
3. The percentage of persons since program entry who have increased income
4. The percentage of persons since program entry who have maintained income
5. The percentage of persons since program entry who have decreased utility debt
6. For all programs, highest, lowest and average utilization rates
7. Frequency and timeliness of HMIS data input

Performance targets will be developed for each local standard while incorporating the targets outlined by HUD for the national indicators. ESG programs will be measured against the developed targets.

Explanation of local standards above:

1. The percentage of formerly homeless individuals who remain housed in permanent housing projects for at least 6 months after receiving rapid re-housing assistance or moved from transitional housing

Preparing individuals in families to become self-sufficent is esstenial to decreasing the number of individuals and families that are homeless. Agencies are responsible for developing stabilization goals for clients rapidly re-housed and housing plans for clients while in transitional housing.

2. The employment rate of persons exiting HUD homeless assistance projects

Gaining employment is essential to any person's self sufficiency and ability to maintain a home regardless of assistance. Therefore, it is essential that programs aim to assist participants with attaining employment, if they are able, prior to program exit.

3. The percentage of persons since program entry who have increased income

Gaining income is essential to any person's self sufficiency and ability to maintain a home regardless of assistance. Housing and supportive services programs should aim to assist participants with attaining income prior to program exit.

4. The percentage of persons since program entry who have maintained income

The CoC recognizes that not all persons have the opportunity to increase their income. Therefore, it is essential that such persons are able to maintain what income they have been able to previously attain.

5. The percentage of persons since program entry who have decreased utility debt

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Existing utility debt is often a major barrier to permanent housing for homeless persons. Programs should work with clients, community action agencies and utility companies to decrease utility debt.

6. For all ESG programs, highest, lowest and average utilization rates

It is imperative that programs fulfill their contracted service capacities. The ability of a program to serve according to their stated intent will affect the program's opportunity for funding renewal in subsequent contract years.

7. Frequency and timeliness of HMIS data input

To ensure that ESG agencies can collaborate effectively and that the homeless population can access services efficiently and quickly, programs must adhere to frequent and timely HMIS reporting standards. Practices of extensive backdating and inadequate data input will be tracked.

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