

City of St. Louis
Community Development Administration



Proposed 2017 CDBG/HOME Funding Priorities

2017 PRIORITIES FOR FUNDING

The City of St. Louis' 2015-2019 Consolidated Plan establishes priorities for activities to be funded with CDBG funds.

HIGH PRIORITIES

- **AFFORDABLE HOUSING: RENTAL AND HOMEOWNER ASSISTANCE, PRODUCTION OF NEW UNITS, AND REHABILITATION OF EXISTING UNITS**
 - The primary goal associated with this housing priority is to improve the affordability of decent housing through direct housing-related services and/or the production and rehabilitation of housing units throughout the City of St. Louis.
- **ECONOMIC DEVELOPMENT**
 - The primary goals associated with economic development initiatives include the following: job creation/retention for low- and moderate-income persons, providing assistance/incentives for accessibility, retaining and attracting for-profit, retail businesses and micro-enterprises to the City, and encouraging historic preservation and rehabilitation of business properties.
- **HOMELESSNESS: EMERGENCY SHELTER, TRANSITIONAL HOUSING, RAPID RE-HOUSING, AND PREVENTION**
 - The primary goal associated with this homelessness priority is to provide homelessness prevention services and to improve the quality and/or quantity of shelters and housing.
- **PLANNING**
 - The primary goal associated with the planning priority is to provide the resources needed to implement planning activities for low- and moderate-income areas.
- **PUBLIC IMPROVEMENTS AND INFRASTRUCTURE**
 - The primary goal associated with public improvements and infrastructure is to build or enhance public capital improvements and infrastructure to better serve the diverse needs of residents of the City of St. Louis.
- **PUBLIC SERVICES**
 - The primary strategies associated with public services are aimed at achieving family self-sufficiency by assisting organizations in providing public services for youth, seniors and low- and moderate-income individuals, including but not limited to recreational activities, community education, meals-on-wheels, after-school programs, adult and child day care services, youth employment training, health care and offender reentry programs.

LOW PRIORITIES

- **ADMINISTRATION:**
 - The primary goal associated with the administration priority is to provide resources needed to plan and administer the CDBG program, including providing program management, monitoring and evaluation.

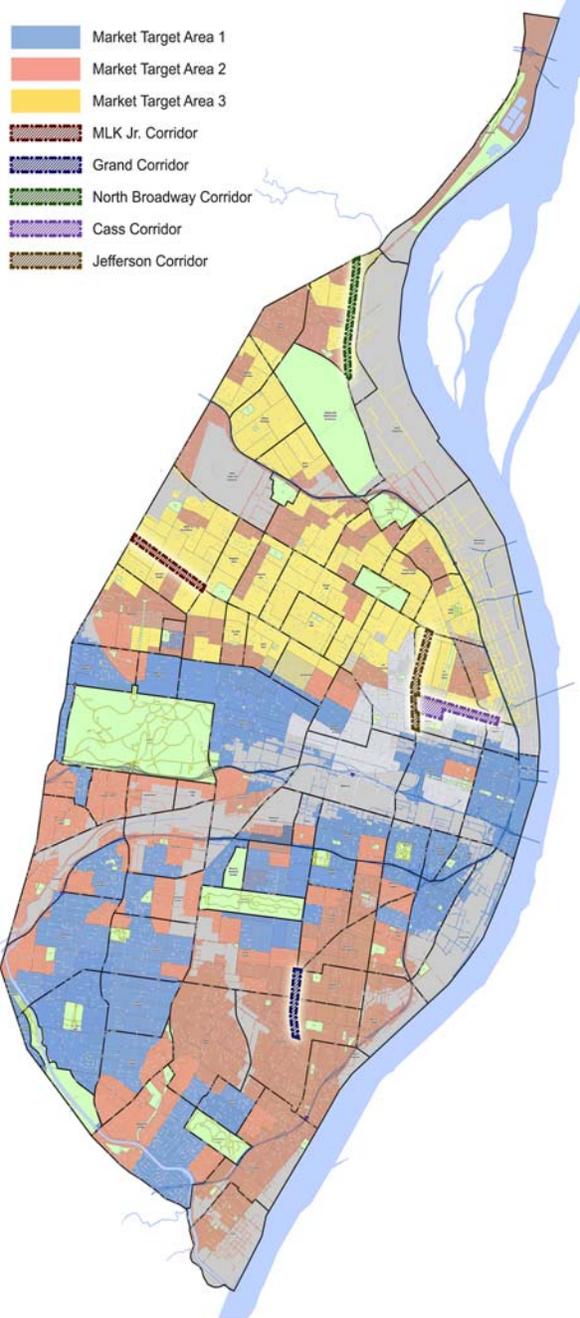
- **AFFORDABLE HOUSING: ACQUISITION OF EXISTING UNITS**
 - The primary goal associated with this housing priority is to acquire existing housing units throughout the City of St. Louis for the purpose of creating affordable housing units.

- **HOMELESSNESS: OUTREACH**
 - The primary goal associated with this homelessness priority is to provide outreach to the homeless population of the City of St. Louis

- **PUBLIC FACILITIES**
 - The primary goal associated with public facilities is to build or enhance public facilities to better serve the diverse needs of residents of the City of St. Louis.

DRAFT

Consolidated Plan Geographic Target Areas



The 2015 – 2019 Consolidated Plan details geographic target areas where investment and revitalization efforts are prioritized. 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 Value Analysis (MVA). The MVA is a tool created by The Reinvestment Fund and provided to the City of St. Louis by HUD in 2014.

The Geographic Target Areas are:

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

To assist in determining the target area of proposed activities, please visit the MVA page on the City's website, which allows you to search MVA data by address and neighborhood (<http://dynamic.stlouis-mo.gov/mva/>).

PLEASE NOTE: The purpose of these target 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. Organizations proposing activities within a Geographic Target Area will receive additional points during the rating process.

In addition to the Geographic Target Areas, the 2015 – 2019 Consolidated Plan identifies five target corridors: Dr. Martin Luther King Jr. Corridor, Grand Corridor, North Broadway/Baden Corridor, Cass Corridor, and Jefferson Corridor. The 2015 – 2019 Consolidated Plan also references the Ranken Avenue and Page Corridors as priority areas.

Proposed Neighborhood Revitalization Strategy Areas

In summer, 2016, CDA will seek approval from HUD to formalize the priority areas identified in the 2015 – 2019 Consolidated Plan. In 1995, the federal government authorized HUD entitlement grantees the option of developing Neighborhood Revitalization Strategy Areas (NRSAs), which are comprehensive approaches to address economic and housing needs in designated areas within their community.

Communities with approved NRSAs are offered the following types of enhanced flexibility:

- **JOB CREATION** or retention effort focused on the selected NRSA area may be classified as meeting the LMI area benefit national objective requirements.
 - Businesses that receive assistance need not track the specific income of newly hired employees to demonstrate LMI benefit.
 - Reduces the administrative burden to the business and is intended to provide an incentive to businesses to participate in the community's job creation/retention programs.
- **AGGREGATION OF HOUSING UNITS** in individual NRSA area for which CDBG funds are obligated during each program year and treat them as a single structure.
 - 51 percent of total number of units must be occupied by LMI households.
 - Permits grantees greater flexibility in applying the LMI housing national objective criteria for the housing category.
 - Grantees have flexibility in providing housing to residents of the NRSA neighborhood.
 - NOTE: The flexibility to aggregate housing units assisted does not change the requirement that homeownership assistance provided under 570.201(n) must be provided only to LMI households.
- **ECONOMIC DEVELOPMENT ACTIVITIES** carried out in the NRSA may be excluded from the aggregate public benefit standards.
 - Reduces recordkeeping requirements.
 - Affords greater flexibility in selecting and implementing economic development activities, and reduces the amount and scope of information that grantees must collect and document regarding its programs.
 - Note: Projects are still subject to the individual/project public benefit standards.
- **PUBLIC SERVICES** offered within the NRSA and carried out as part of qualified projects under the NRSA by a CBDO are exempt from the public services cap.
 - Permits grantees to offer a more intensive level of services within the approved community, as needed to stimulate revitalization.
 - Flexibility includes job training and other employment related services and as such, it can provide an important foundation for economic opportunity for neighborhood residents.

NRSAs are generally submitted as a part of, or as an amendment to, a grantee's Consolidated Plan. In summer 2016, CDA will be engaging the community and subsequently requesting approval from HUD to amend its Consolidated Plan and designate certain areas as NRSAs (see page 6 for map of proposed areas). Once approved, designations will be used during future funding rounds to prioritize investment, but will not preclude funding opportunities in other areas.

Map of Proposed Neighborhood Revitalization Strategy Areas

- **North NRSA** – Baden, North Pointe, and Walnut Park West

- **Northwest NRSA** – Wells-Goodfellow, Hamilton Heights, Kingsway West

- **North Central NRSA** – Greater Ville, Ville, Jeff Vanderlou, Vandeventer, Lewis Place, Fountain Park

- **Southeast NRSA** – Bevo Mill, Dutchtown, Gravois Park

- **Choice Neighborhood NRSA** – Coincides with established Near Northside Choice Neighborhood Footprint



Activities Eligible for 2017 Funding (Non-Housing RFP)

CDA is accepting proposals for the following activities:

Economic Development

- **Activity: 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. **Citywide Geographic Target Area**
- **Activity: Business Attraction / Financial Incentives: Food Access:** Provide financial incentives/assistance to businesses addressing the lack of food access in food deserts. **Citywide Geographic Target Area**

Housing

- **Activity: Healthy Home Repair Construction Management:** Provide construction management support services to City-operated, centralized Healthy Home Repair program (proposals under this category will only be accepted for City-wide management). **Citywide Geographic Target Area**
- **Activity: Low/Mod Homebuyer Assistance Program:** Provide down payment and closing cost assistance to low- and moderate-income homebuyers. **Citywide Geographic Target Area**
- **Activity: Minor Home Repair Program:** Provide minor home repairs, to include accessibility modifications, to persons 62 or older or persons with disabilities. **Citywide Geographic Target Area**

Public Facilities and Improvements

- **Activity: Public Facilities: 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. **Geographic Target Areas: 2 and 3**
- **Activity: Street and Sidewalk Improvements:** Provide improvements to streets, sidewalks and curbs. **Geographic Target Areas: 2, 3 and Consolidated Plan Target Commercial Corridors**
- **Activity: CDBG-Eligible Public Facilities:** Assist in the development or rehabilitation of facilities that are principally designed to serve a predominantly low- and moderate-income area.

Public Services

(Note: The amount of CDBG funds available to support public service activities is limited to 19% of the total CDBG grant awarded for that year plus program income received in the preceding program year.)

- **Activity: Public Services (Child Care):** Provide affordable child care for low- and moderate-income families to allow for the parents to obtain or enhance their education and/or obtain or retain a job. **Geographic Target Areas: 2 and 3**
- **Activity: Public Services (Crime Prevention):** Provide programs and services that assist in reducing and/or preventing crime in low- and moderate-income areas. **Geographic Target Areas: 2 and 3**

- **Activity: 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. **Citywide Geographic Target Area**
- **Activity: Public Services (Fair Housing):** Provide education, counseling, investigation and enforcement of fair housing laws. **Citywide Geographic Target Area**
- **Activity: Public Services (Financial Literacy/Financial Counseling):** Provide innovative City-wide financial literacy programs for low- and moderate-income persons (only city-wide activities will be reviewed and rated). **Geographic Target Areas: 2 and 3**
- **Activity: Public Services (Food Access):** Provide programs and services that assist in providing access to food for low-and moderate-income persons. **Citywide Geographic Target Area**
- **Activity: 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. **Geographic Target Areas: 2 and 3**
- **Activity: 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. **Citywide Geographic Target Area**
- **Activity: 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. **Citywide Geographic Target Area**
- **Activity: 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. **Citywide Geographic Target Area**
- **Activity: Public Services (Neighborhood Cleanups and Beautification):** Provide neighborhood cleanup services and beautification programs. **Geographic Target Areas: 2 and 3**
- **Activity: 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. **Citywide Geographic Target Area**
- **Activity: Public Services (Resident Leadership Training and Development):** Using the City's Sustainable Neighborhoods Toolkit as a guide, develop and implement an innovative 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. **Geographic Target Areas: 2 and 3**
- **Activity: 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. **Geographic Target Areas: 2 and 3**

IMPORTANT ADDITIONAL INFORMATION

Please note the following:

- CDA will retain responsibility for the **administration of the CDBG and HOME grant** programs. This includes the funding of City departments and the St. Louis Development Corporation (SLDC) to assist in this function. In accordance with 24 CFR 570.501, as the recipient of CDBG funds, CDA is responsible for ensuring that CDBG funds are used in accordance with all program requirements. CDA is also responsible for determining the adequacy of performance under subrecipient agreements and procurement contracts, and for taking appropriate action when performance problems arise.
- CDA will continue to administer and operate a **Citywide Healthy Home Repair Program**, which provides home repair assistance to low and moderate income homeowners in the City of St. Louis. Benefits of this approach include but are not limited to conformity with the original HUD design of the Healthy Home Repair Program and providing one point of contact for citizens, which improves overall customer service. For more information on the program, please contact the home repair hotline at (314) 657-3888.
- **The Planning and Urban Design Agency (PDA)** will retain primary responsibility for the administration of CDBG-funded planning efforts in the City of St. Louis. PDA effectively provides neighborhood and comprehensive planning that seeks to improve the quality of life for residents in the City of St. Louis. The planning staff applies resources and expertise in a multi-disciplinary team effort, to assist neighborhood residents and businesses in improving and stabilizing the physical, social, and economic qualities of neighborhood life.
- 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 American's Act in the City of St. Louis and it participates in the state-funded Home Delivered Meals (HDM) program. SLAAA contracts with local senior centers for the daily delivery of catered home delivered meals to persons living in the City of Saint Louis. In accordance with HUD guidelines, CDA will require that SLAAA competitively procure service providers who will assist with the preparation of the meals.
- In 2017, SLDC will continue to operate the **Capacity Building for Minority Contractors Program** whose purpose is to design and implement a program for MBE/WBE firms in order to develop capacity and enhance the skills of contractors and other minority business owners. In addition, SLDC will continue to operate a plan room to provide access for MBE/WBE contractors for construction plans and specifications.
- SLDC will continue to operate the **LRA Maintenance Program**. The Land Reutilization Authority (LRA) will continue to maintain approximately 11,000 abandoned and dangerous parcels. These structures may require board up, maintenance and/or demolition for the safety and security of City residents. LRA employs a full-time management staff, including several maintenance technicians, who are experienced in vacant building maintenance.

- **The City of St. Louis' Operation Brightside** will continue to operate its city-wide clean-up campaign to reduce litter and promote beautification throughout the city. CDBG funds will continue to support several programs, including Project Blitz and the Graffiti Removal Program.
- The City of St. Louis Department of Parks, Recreation and Forestry will continue to operate the **Expanded Recreation Services Program** in low- and moderate-income areas of the City of St. Louis. This program provides a safe environment for youth after school and during the summer, using city parks and recreation centers.
- The City of St. Louis Department of Public Safety, City Counselor's Office and City Court will continue to operate the **Problem Property Program**, which supports the pursuit of legal remedies to problem properties throughout the City of St. Louis.
- The following programs will be funded in 2017 and will continue to have a separate application process:
 - **Housing Production Program** (operated by CDA): CDA provides funding to both non-profit and for-profit developers to renovate dilapidated/abandoned properties or develop vacant land with an emphasis on safe, decent, and affordable housing primarily for low- and moderate-income persons. CDA employs Housing Analysts who effectively provide technical assistance to funded projects. CDA will issue at least one Notice of Funding Availability (NOFA) in 2017 to competitively select projects. For information on the NOFA process, please visit the CDA website: <http://www.stlouis-mo.gov/cda>.
 - **Business Development Support Program** (administered by the Local Development Corporation): The Business Development Support Program, which provides CDBG loans to businesses in the City of St. Louis, has the primary goal of supporting new and growing businesses and the creation and/or retention of jobs for low and moderate income persons. In 2017, the program will be operated by the St. Louis Economic Development Partnership, the collaborative effort of the City of St. Louis and St. Louis County. The St. Louis Economic Development Partnership will create a unified voice for the region, delivering services more efficiently. For more information on the Business Development Support Program, please contact (314) 657-3700.
 - **Neighborhood Commercial District Program** (operated by SLDC): The Neighborhood Commercial District Program provides CDBG grants and loans to eligible businesses and business districts to rehabilitate and/or improve commercial corridors and small businesses. SLDC employs Commercial District Managers who effectively work with business associations, individual businesses, neighborhoods and City departments to administer the façade and public improvement program and to provide technical assistance toward the achievement of individual and collective business community goals. For more information on the façade program and to download the application, please visit the SLDC website at <http://www.stlouis-mo.gov/sldc>.
- CDA proposed through a Substantial Amendment to fund the following activity in 2017 with unspent CDBG funds from prior years:
 - Near Northside Choice Neighborhoods Implementation Grant: The City of St. Louis will soon submit an application to the U.S. Department of Housing and Urban Development for a

Choice Neighborhoods Implementation Grant for the Near North Side area, which is bounded by St. Louis Ave. on the North; Washington Ave. on the South; Highway 70 (and in some places the Mississippi River) on the East; and Elliott Ave. on the West. As a grant requirement, a total of 10% of the CDBG amount allocated in 2016 must be committed to the Near North Side Choice Neighborhoods footprint during the five-year grant cycle (approximately \$1.6 million over five years). The use of \$1,223,886.37 in unspent funds will allow the City to fund this worthwhile effort, without having to significantly reduce funding available for other programs.

In the event that the Near North Side neighborhood is not selected for the Choice Neighborhoods Implementation Grant, the City proposes to use unspent funds from prior years on the following:

- Housing Production: CDA proposes to use unspent funds during the Consolidated Plan period (2015 - 2019) to increase housing production in the proposed NRSAs. CDA provides funding to both non-profit and for-profit developers to renovate dilapidated/abandoned properties or develop vacant land with an emphasis on safe, decent, and affordable housing primarily for low- and moderate-income persons. This additional funding will be included in the 2017 Annual Action Plan.
- The P.I.E.R. Plan calls for the City of St. Louis to focus public and private funding on crime reduction strategies. Because of this priority and because crime prevention and offender reentry services were identified by the community as a priority during the Consolidated Plan process, CDA is actively seeking proposals in these areas and may fund several programs.
- CDA will set aside up to \$50,000 to fund a new, innovative, pilot program designed to specifically address the P.I.E.R. Plan, which identifies the City of St. Louis' plan to reduce crime through prevention, intervention, enforcement, and reentry strategies. For more information on the plan, please visit: <https://www.stlouis-mo.gov/government/departments/mayor/initiatives/public-safety/pier-plan-final-report.cfm>
- CDA will continue to set aside up to \$100,000 to fund programs designed to specifically **address youth violence prevention**. According to the St. Louis Regional Youth Violence Prevention (YVP) Task Force, which is spearheaded by Mayor Francis Slay and his Commission on Children Youth and Families, nearly 150,000 children residing in the St. Louis metropolitan area are exposed to risk factors that contribute to violent and delinquent behaviors.