GENERAL

INTRODUCTION

For 38 years the federal government has provided annual entitlement support to cities of more than 50,000 people for community development purposes. The amount of funding awarded is based on formulas that measure the level of distress in each community and take into account such factors as population, poverty, housing overcrowding and age and growth lag. Funding is to be used in the implementation of an annual application and an overall multi-year community development strategy known collectively as the Consolidated Plan.

The City of St. Louis receives annual funding from four programs administered at the federal level by the U.S. Department of Housing and Urban Development. They are:

- Community Development Block Grant (CDBG)
- Home Investment Partnership (HOME)
- Emergency Shelter Grant (ESG)
- Housing Opportunities for Persons With AIDS

The City's Community Development Administration retains primary local responsibility for all these programs, but programmatic responsibility for the Emergency Shelter Grant (ESG) program rests with the City's Department of Human Services and programmatic responsibility for the Housing Opportunities for Persons with AIDS (HOPWA) program rests with the Health Department.

The Consolidated Annual Performance and Evaluation Report (CAPER) is prepared each spring in order to summarize expenditures made in the previous year using the four sources of support listed in paragraph two above. The report is intended to present community development accomplishments from a broad perspective, in addition to demonstrating what has been accomplished with the many programs that have been made possible with HUD support.

PROGRAM YEAR 2012

FEDERAL ENTITLEMENT PROGRAM	**AWARD AMOUNT**
Community Development Block Grant (CDBG)	$16,796,248
HOME Investment Partnership (HOME)	$2,383,586
Emergency Shelter Solutions Grant (ESG)	$1,543,959
Housing Opportunities for Persons with AIDS (HOPWA)	$1,394,864
TOTAL	$22,118,657

This report includes CDBG and HOME program income and funding that were carried over from the previous year.

GENERAL QUESTIONS

ASSESSMENT OF ONE-YEAR GOALS AND OBJECTIVES NARRATIVE

1. *Assessment of the one-year goals and objectives:*
   a. *Describe the accomplishments in attaining the goals and objectives for the reporting period.*
   b. *Provide a breakdown of the CPD formula grant funds spent on grant activities for each goal and objective.*
   c. *If applicable, explain why progress was not made towards meeting the goals and objectives.*

The City of St. Louis's Consolidated Plan (Program Years 2010-2014) identifies eight high priority areas for directing the course of the City's development activities: Rental and Owner-Occupied Housing, Neighborhood Improvement, Infrastructure, Public Facilities, Public Services, Economic Development, Homeless Needs and Non Homeless Special Needs.

Rental and Owner-Occupied Housing:

The primary goals associated with Rental and Owner-Occupied Housing include increasing the supply and quality of for-sale and rental housing for low income residents, preserving and increasing homeownership, eliminating unsafe buildings and blighted areas, making substantial progress toward achieving the goal of eradicating lead poisoning in St. Louis and supporting the development of targeted neighborhoods with CDBG and HOME funds. Key objectives and accomplishments related to Rental and Owner-Occupied Housing projects for 2012 are as follows:

- *Encourage/Incent New Construction/Rehabilitation of Affordable Rental/Owner-Occupied Housing Units:*

In 2012 the City provided assistance to developers that allowed for the completion of 415 affordable housing units, 311 rehabilitated and 104 newly constructed.

- *Encourage/Incent New Construction/Rehabilitation of Market Rate Rental/Owner Occupied Housing Units:*

In 2012 the City provided assistance to developers that allowed for the completion of 79 market rate housing units, 56 of which were for-sale and 23 of which were rental. New construction sponsored or directly developed by Community Based Development Organizations accounted for 56 of the units. The remaining 23 units were substantially rehabilitated.

- *Maintain/Improve Existing Housing Quality Through Home Repair Activities*

In 2012 a total of 154 households were assisted through City-funded home repair programs. The 154 homeowners fell short of the City's one year goal (270 units), largely due to

budget reductions in both CDBG and HOME funds. The continued slowdown in the housing market, stringent credit and lending standards, and persistent unemployment nationwide have had a very significant impact on housing production. The effects of continuing increases in labor and materials costs, combined with declining household incomes and the shortage of available federal subsidy dollars, are also evident.

Minor home repairs were undertaken by Home Services, Inc., Carondelet Community Betterment Federation and Riverview West Florissant Corporation. Collectively, the agencies completed 630 minor home repair projects, which exceeded the 2012 goal of 625 projects completed. In addition, the agencies completed nearly 3,200 minor home repairs in the 630 projects.

- *Make Substantial Progress in Implementing the Mayor's Comprehensive Action Plan to Eradicate Lead Poisoning by 2012*

During 2012 a total of 382 lead hazard evaluations were conducted by the Building Division's Lead Inspection Department. Of those inspections, 41% occurred because of an elevated blood-lead level investigation, meaning that a child with lead poisoning had been associated with the unit. This shows that the majority of the referrals fell into the category of primary prevention, which is a positive development in that the occupants of these units have not been lead poisoned. These inspections provided an opportunity to prevent lead poisoning by remediating the units now in order to protect current and future occupants. In addition, the Building Division under the Healthy Home Repair Program conducted 69 risk assessments. Nearly all of these were under the category of primary prevention.

Through various City-funded initiatives, 385 housing units were remediated and cleared of lead hazards in 2012. Several funding sources were used to accomplish the remediation of these units, including federal funds and the Building Division's Lead Remediation Fund. Three HUD Lead Grants (including two that were closed out at the beginning of the year) allowed for the remediation of 112 housing units. Another 35 units were made lead-safe through the Healthy Home Repair Program, most of which fell into the primary prevention category. Another 140 units were completed and cleared of lead hazards through CDA's Residential Development Section. The owners completed the repairs in another 98 units, and the Building Division conducted clearance testing to determine that the units were lead-safe.

Neighborhood Improvement:

The primary goals associated with Neighborhood Improvement include supporting development, expanding and implementing effective Management Assistance support and reducing the number of problem and nuisance properties in targeted neighborhoods with CDBG funds. Key objectives and accomplishments related to Neighborhood Improvement projects for 2012 are as follows:

- *Continue to support Community Based Development Organizations (CBDO's)*

Nineteen local community development corporations (CDC's) carried out activities designed to improve housing or public facilities within their service areas. These non-profit corporations are community based, with a defined geographic service area.

Infrastructure and Public Facilities:

The primary goal associated with infrastructure and public facilities is to build or enhance public capital improvements to serve the diverse needs and constituencies 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 supportive services for youth, seniors and low and moderate income individuals including recreational activities, community education, elderly meals-on-wheels, after-school programs, adult and child day care services, youth employment training and health care through the use of CDBG funds. Key objectives and accomplishments of Public Services projects for 2012 are as follows:

- *Promote family self-sufficiency by aiding public supportive service activities*

In 2012 1,139 seniors were assisted; 7,484 youths participated in various CDBG funded activities including recreational opportunities, after-school programs and employment training; 119 children were provided day care services; 1,530 individuals received fair housing information, 63,105 uninsured or underinsured patients were provided health care; and, 200,051 low and moderate income individuals benefited from various general public service programs. These totals reflect some duplication of services, as numerous individuals may have participated in multiple programs.

Economic Development:

The primary goal associated with Economic Development initiatives includes providing assistance/incentives for accessibility and to retain and attract for-profit, retail businesses and micro-enterprises to the City and encouraging historic preservation and rehabilitation of business properties through CDBG funds. Key objectives and accomplishments related to Economic Development projects for 2012 are as follows:

- *Provide assistance/incentives to retain/attract businesses to the City*

A total of 334 businesses were provided with economic development assistance in 2012, either through direct loans or through facade or public improvements in commercial districts.

Homeless Needs:

The City utilized CDBG and ESG funds for a number of special needs housing centers and shelters in the area. CDBG and ESG funds were used to provide operating assistance for homeless shelters, assistance to prevent homelessness and supportive services for homeless persons.

- *Make Substantial Progress Toward Eliminating Chronic Homelessness*

The major step towards ending chronic homelessness in the City of St Louis has been defined as the BEACH "The Beginning of the End: Abolishing Chronic Homelessness" Project. With the changes specified in 2012 through the HEARTH Act and a second wave of ESG funding, the City was able to continue the extension of Rapid Rehousing services to clients. Specifically, this allocation allowed for the continuation of a relocation of individuals residing in encampments along the Mississippi River in downtown St. Louis. The City of St. Louis and 20 of its partners provide mental health and other services, along with a stable place to live for chronically homeless men and women in our community for up to12 months. The program, originally titled "Welcome Home Neighbor" served as a pilot program which will serve as the framework for the City's future initiative, the BEACH Project, The Beginning of the End: Abolishing Chronic Homelessness, Project. This is latest initiative in the City's Ten-Year Plan to End Chronic Homelessness. When the BEACH Project is successful, St. Louis will be the first city to virtually end chronic homelessness.

Non-Homeless Special Needs:

HOPWA funds were used to provide tenant-based housing assistance, short-term rent, mortgage and utility assistance, facility-based operating assistance, housing information services, and supportive services (case management) for persons living with HIV/AIDS (PLWH/A).

Maintain/Improve Services for HIV/AIDS Persons

Housing assistance remains one of the greatest areas of need for individuals living with HIV and AIDS. Data from 2011 showed that approximately 11% of PLWH/A in the greater St. Louis region reported unstable housing situations in 2011. In 2012, the City continued to coordinate HOPWA grant funds with Ryan White Part A funding to provide a continuum of housing opportunities and supportive services for low-income individuals and families living with HIV/AIDS. HIV/AIDS service agencies providing housing services received funding to continue existing programs and to initiate new service models to address gaps and improve housing and health outcomes for PLWHA (specifically, case management for households in the TBRA program directed at increasing self-sufficiency and movement to non-HOPWA funded permanent housing). At this time, the City of St. Louis does not have the resources necessary to address all existing housing needs; however, the City will continue to utilize HUD grants, Ryan White grants and other funding sources as efficiently as possible to carry out activities addressing the needs of non-homeless populations.

Goal	Methodology	2012 Goal	2012 Results	5 Year Goal	Percent of 5 Year Goals Completed	Amount/ Formula Grant Expended[1]
Encourage/Incent New Construction/ Rehabilitation of Affordable Rental/Owner Occupied Housing Units	Provide loan funds for acquisition financing and development cost write-downs	170	415[2]	1,650	27%[2]	$4,092,401 HOME $45,000 CDBG
Encourage/Incent New Construction/ Rehabilitation of Market Rate Rental/Owner Occupied Housing Units	Provide loan funds for acquisition financing and development cost write-downs	4	79[3]	150	160%[3]	$74,960 CDBG
Maintain/Improve Existing Housing Quality	Provide funding for repair of owner occupied single family housing	270	273	1,350	58%	$1,271,181 CDBG $1,236,704 HOME
	Provide funding for minor home repairs	625	630	N/A	N/A	$748,571 CDBG
Support CBDO's	Provide capacity building assistance to neighborhood organizations in targeted areas	16	19	23	83%	$2,970,776 CDBG
Build or enhance public infrastructure/facilities	Provide funding for building or enhancing public facilities and infrastructure	N/A	1	N/A		$235,535 CDBG
Aid Public Service Activities	Assist organizations providing senior, youth, child care, health care and other public supportive services	200,051[4]	200,051[4]	420,840	70%	$2,663,064 CDBG
Provide assistance/ incentives to retain/ attract businesses to the City	Provide loans/ grants to businesses and provide funding for facade/public improvements in commercial districts	300	334	1,500	52%	$2,894,437 CDBG

Goal	Methodology	2012 Goal	2012 Results	5 Year Goal	Percent of 5 Year Goals Completed	Amount/ Formula Grant Expended[1]
Make Substantial Progress Toward Eliminating Chronic Homelessness	Provide full range of services to minimize homeless/at-risk homeless persons	24,900[5]	42,394[5]	52,500	81%	$865,483 ESG $349,461 CDBG
Maintain/Improve Services for HIV/AIDS Persons	Provide full range of services for HIV/AIDS persons/families	908[6]	1,711[6]	5,158[7]	88%	$1,310,182 HOPWA

[1] The amount of grant funds expended reflects current entitlement and prior year funds spent in 2012

[2] These numbers reflect 200 moderately rehabilitated units

[3] These numbers reflect closeout of multi-year projects held open for further build-out but now determined to be complete.

[4] This number reflects duplicated people and two projects benefiting low/moderate income persons on area basis.

[5] This number reflects duplicated people.

[6] These numbers reflect individuals served through all HOPWA-funded services: tenant-based rental assistance, short-term mortgage/rent/utility assistance, facility-based housing, supportive services (case management), and housing information services.

[7] This number is based on the sum of Years 1, 2, 3, 4, and 5 goals identified in the HOPWA Performance Chart 1 for tenant-based rental assistance, short-term mortgage/rent/utility assistance, facility-based housing, supportive services (case management), and housing information services. (Years 4 and 5 goals are estimates based on current performance.)

AFFIRMATIVELY FURTHERING FAIR HOUSING

3. *Affirmatively Furthering Fair Housing*
   a. *Provide a summary of impediments to fair housing choice.*
   b. *Identify actions taken to overcome effects of impediments identified.*

Impediments to Fair Housing Summary

On behalf of the Community Development Administration, the City's Planning and Urban Design Agency has completed a draft new Analysis of Impediments to Fair Housing in the City of St. Louis. The draft report is being reviewed by HUD and should be complete following another public review session. Until then CDA is working within the framework of an Analysis of Impediments to Fair Housing completed in late 2004. This report represented an update of the analysis previously undertaken in 1997. The 2004 analysis examined barriers to

fair housing in the City and summarized findings within four separate areas -- Affordability Impediments, Financial Impediments, Discrimination Impediments and Accessibility Impediments. The purpose of the Analysis of Impediments study was to identify any discriminatory practices or efforts for the protected classes named in federal fair housing law -- color, disability, familial status, gender, race, religion and national origin. The City of St. Louis identifies sexual orientation as an additional protected class.

- *An assessment of the availability of affordable, accessible housing in a range of unit sizes.*

Specific impediments and recommendations are detailed within the analysis and focus primarily on two protected classes in the City -- individuals with disabilities and African-Americans. Copies of the report are available for inspection upon request from the Community Development Administration.

Actions Taken to Overcome Effects of Impediments

The St. Louis Civil Rights Enforcement Agency's Annual 2012 Fair Housing Month Kickoff Celebration was held on April 4, 2012. The event was held at the Renaissance at Grand Community Residence Building. This celebration is one of the agency's premiere outreach and educational programs designed to educate the public of their rights and responsibilities under the Fair Housing Act. The 2012 Fair Housing theme was "Dreaming for Change, Searching for Justice, Fighting to Affirmatively Further Fair Housing." The featured speaker was Mr. Will Jordan, Executive Director of the Metropolitan St. Louis Equal Housing Opportunity Council (EHOC). Mr. Jordan regularly consults with attorneys, HUD officials and U.S. Department of Justice on behalf of EHOC concerning active investigations, lawsuits and settlement negotiations of fair housing cases. EHOC was recognized in 2008 by HUD's National Office for Fair Housing and Equal Opportunity as a "Blue Ribbon" private Fair Housing Agency and the most Innovative Private Fair Housing Agency in the United States..

Dr. Lynne Cooper, President and Founder of DOORWAYS Interfaith Housing Services, received the 2012 Fair Housing Distinguished Service Award. In 1988 she and others founded DOORWAYS to address the housing needs of people living with HIV/AIDS. She became Executive Director in 1989 and President in 1996. DOORWAYS provides housing and care for 1,000 households living with HIV/AIDS each year and has an annual operating budget of six million dollars, and has brought over $100 million of competitive housing dollars to Missouri. DOORWAYS has been recognized with numerous housing awards including HUD's Gold Star for Community Partners.

CREA filed a total of 48 housing discrimination complaints in federal FY 2012, of which 25 no probable cause determinations were rendered, nine cases were conciliated, one case was determined to be cause and is currently in litigation, five cases were withdrawn with resolution, eight cases were closed for failure to cooperate and one case closed for failure to locate complainant.

During federal FY 2012 CREA staff attended and participated in over 50 outreach and awareness activities. In addition, CREA created the St. Louis LGBT Initiative in partnership with EHOC and St. Louis Black Pride. The purpose was to increase the awareness and enforcement in the lesbian, gay, bisexual and transgender (LGBT) community. The outreach and educational activities addressed housing discrimination relating to lesbian, gay, bisexual and transgender residents of St. Louis City. The partnership completed 20 outreach and education presentations, held three focus group sessions, recruitment and training of testers, and conducted ten matched pair fair housing test.

CREA has reached out and formed partnerships with other service providers such as SAGE, Hispanic Chamber of Commerce, DOORWAYS, International Institute, Missouri Commission on Human Rights, PROMO, St. Louis Diversity Awareness Partnership, National Conference for Community and Justice, Gateway 180 Homelessness Reversed, Minority Contractors Initiative, and many others to inform them that CREA considers them vital members of the St. Louis community in helping further the elimination of discrimination in housing.

ADDRESSING OBSTACLES TO MEETING UNDERSERVED NEEDS

4. Describe Other Actions in Strategic Plan or Action Plan taken to address obstacles to meeting underserved needs.

The funding necessary to fully meet the needs of public facility, neighborhood improvement, infrastructure, public service, housing, economic development and planning activities in the City of St. Louis would literally require billions of dollars. It is obvious that underserved needs exist in each of these areas. The City is at a serious disadvantage in removing or eliminating obstacles to meeting underserved needs due to the generally shrinking amount of CDBG funds that have been available to the City in recent years. The overall decline in CDBG funding for more than a decade has made it extremely difficult to fund those programs that have provided much needed services over the years and almost impossible to fund new programs that might address underserved needs of City residents. As a result, the City generally must turn to other resources to address underserved needs. The creation of the Affordable Housing Trust Fund from use tax refunds represents such an action. The awards of Neighborhood Stabilization Program and ARRA funds have served to ameliorate to some extent the effects of the continued sluggish economic conditions that have further exacerbated the City's resource shortfall.

LEVERAGING RESOURCES

5. Leveraging Resources:

a. Identify progress in obtaining "other" public and private resources to address needs.

b. How Federal resources from HUD leveraged other public and private resources.

Awarding City funds and incentives to programs that make use of other private and non-profit resources remains central to the philosophy of the Community Development Administration and the various operating agencies with which CDA works. Funds are awarded

to housing developers, business owners, commercial building owners and others only when they demonstrate that they have obtained the maximum possible amount of private financing and equity. The City's primary goal is to rebuild the market for real estate throughout the City, ultimately eliminating the need for incentives and resulting in a self-sufficient City of St. Louis.

At the same time as market-building activities are pursued, the City also focuses on providing quality housing for low and moderate income citizens. Resources such as CDBG, HOME and NSP funding and the City's Affordable Housing Trust Fund are directed toward keeping sales prices and rents affordable to low and moderate income households. Federal and state low-income housing and historic tax credits and the State of Missouri's Affordable Housing Trust Fund and Neighborhood Preservation Tax Credits and City of St. Louis real property tax abatement assist in these endeavors. Three awards by the Missouri Department of Economic Development of CDBG disaster funds to support affordable rental housing are also helping.

There are no matching requirements for the CDBG or HOPWA programs, but requirements do exist for both the HOME and ESG programs. HOME regulations require that participating jurisdictions contribute or match 25 cents for each dollar of HOME funds spent on affordable housing. The HOME statute provides for a reduction of the matching contribution requirements if a jurisdiction has experienced fiscal distress, severe fiscal distress or has suffered from a major disaster as declared by the President. As of December 31, 2012, the City of St. Louis qualified under the fiscal distress criterion and received a 50 percent reduction of the match requirement.

The Emergency Shelter Grant program requires a dollar for dollar match that may be satisfied if the City provides matching funds itself or through matching funds or voluntary efforts provided by recipients or project sponsors. In 2012 the City exceeded the dollar for dollar requirement by utilizing a combination of City matching funds and project sponsor funds. Specific match amounts are detailed in the Homeless Section of this report.

MANAGING THE PROCESS

1. *Describe actions taken during the last year to ensure compliance with program and comprehensive planning requirements.*

In the 2012 program year the City prepared and submitted the 2011 program year CAPER report, prepared and submitted the 2013 Action Plan and throughout the year carried out the activities set forth in the 2012 Annual Action Plan.

The 2011 draft CAPER report was made available for review by citizens on March 15, 2012, at the Community Development Administration's office and at the City of St. Louis Central Express Library located at 815 Olive Street. Advertisements indicating the availability of the draft report were placed in the St. Louis Post-Dispatch on March 7, 2012 and the St. Louis American on March 8, 2012. IDIS reports -- the Activity Summary Report, Summary of Accomplishments, the Consolidated Plan Projects Report and the Financial Summary Report -- were also available for review in draft form in CDA's office on March 15, 2012.

Two public hearings were held to obtain citizen comments and address any concerns related to the proposed 2013 Annual Action Plan. The first hearing was held on August 30, 2012 and the second hearing was held on October 18, 2012. The City had available and on call translators for over 30 languages for those citizens unable to converse readily in English and wishing to attend the hearings and an interpreter to assist any persons with hearing disabilities. The hearings were advertised in local newspapers and posted on the City's website. The 2011 CAPER reports along with summaries were available at the hearings so that citizens could review program accomplishment achieved during the 2011 program year. The City drafted the Annual Action Plan in conjunction with City departments, other agencies carrying out activities in 2013, various elected officials and citizens participating in the public hearing process. All public hearings and a 30-day comment period were advertised in both the St. Louis Post-Dispatch and the St. Louis American. The draft plan was available to the public at the City of St. Louis Central Express Library, at the Community Development Administration office at 1520 Market Street and on the St. Louis Community Information Network (http://stlouis-mo.gov).

During 2012 the City attempted to implement the projects and activities specified in the 2012 Action Plan. Programs were undertaken with the federal resources specified in the Action Plan along with other resources from private and non-federal public sources. CDBG-funded activities generated $1,010,025.23 in program income that was utilized for program activities, while $944,128.51 was generated in HOME program income. Specific accomplishments related to each of the four entitlement programs are set forth in the project worksheets contained in this CAPER report.

CITIZEN PARTICIPATION

1. Provide a summary of citizen comments.

The draft Consolidated Annual Performance and Evaluation Report (CAPER) was available for review on March 15, 2013, at the offices of the Community Development Administration and Planning and Urban Design Agency offices at 1520 Market Suite 2000, in the City of St. Louis Central Library located at 1301 Olive, and on the City of St. Louis website at http://stlouis-mo.gov/. Advertisements indicating the availability of the draft report appeared in the St. Louis American on March 7, 2013, and the St. Louis Post-Dispatch on March 6, 2013. The report identifies federal funds made available for furthering the objectives of the Consolidated Plan, the total amount of funds available for each of the formula grant programs, funds expended during 2012 and the geographic location of key expenditures. In addition, the following IDIS reports were available in draft form for review in CDA's office beginning March 15, 2013.

- **CDBG Activity Summary Report-(C0PR03)** -- This report lists each CDBG activity which was open during the program year and shows the status, accomplishments, program year narrative and program year expenditures. It also shows the matrix code, regulation cited and characteristics of the beneficiaries.

- **Summary of Accomplishments Report-(C04PR23)** -- This report presents data on CDBG/HOME activity counts and disbursements by priority need categories, CDBG accomplishments by various units of measure and housing units by racial/ethnic categories and HOME housing units by various income groups.

- **Summary of Consolidated Plan Projects Report-(C04PR06)** -- This report tracks progress in implementing projects identified in the action plan and lists all projects for a plan year in sequence by project number. Disbursements are summarized by program for each project's activities. Accomplishments reported for the program year in the C04MA08 screens are summarized for each program area.

- **Financial Summary Report-(C04PR26)** -- This report provides the key CDBG program indicators and shows the obligations and expenditures which the grantee has made for a specified program year. The expenditures are summarized to determine the relevant indicators for low and moderate income, planning/administration, public service activities and economic development.

Geographic Distribution

This section utilizes maps to show CDBG, HOME, ESG and HOPWA funded program activities and locations for 2012 as follows:

- CDBG-Funded Public Services
- CDBG-Funded Community Based Development Organizations

- CDBG/HOME For-Sale Residential Development
- CDBG/HOME Rental Residential Development
- CDBG/HOME Home Repair Program Participants
- CDBG-Funded Community Education Centers
- CDBG-Funded Expanded Recreation Centers
- ESG-Funded Emergency, Transitional & Permanent Housing Facilities
- HOPWA-Funded Activities

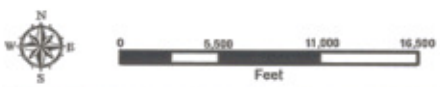
2012 City of St. Louis
CDBG Public Service Projects

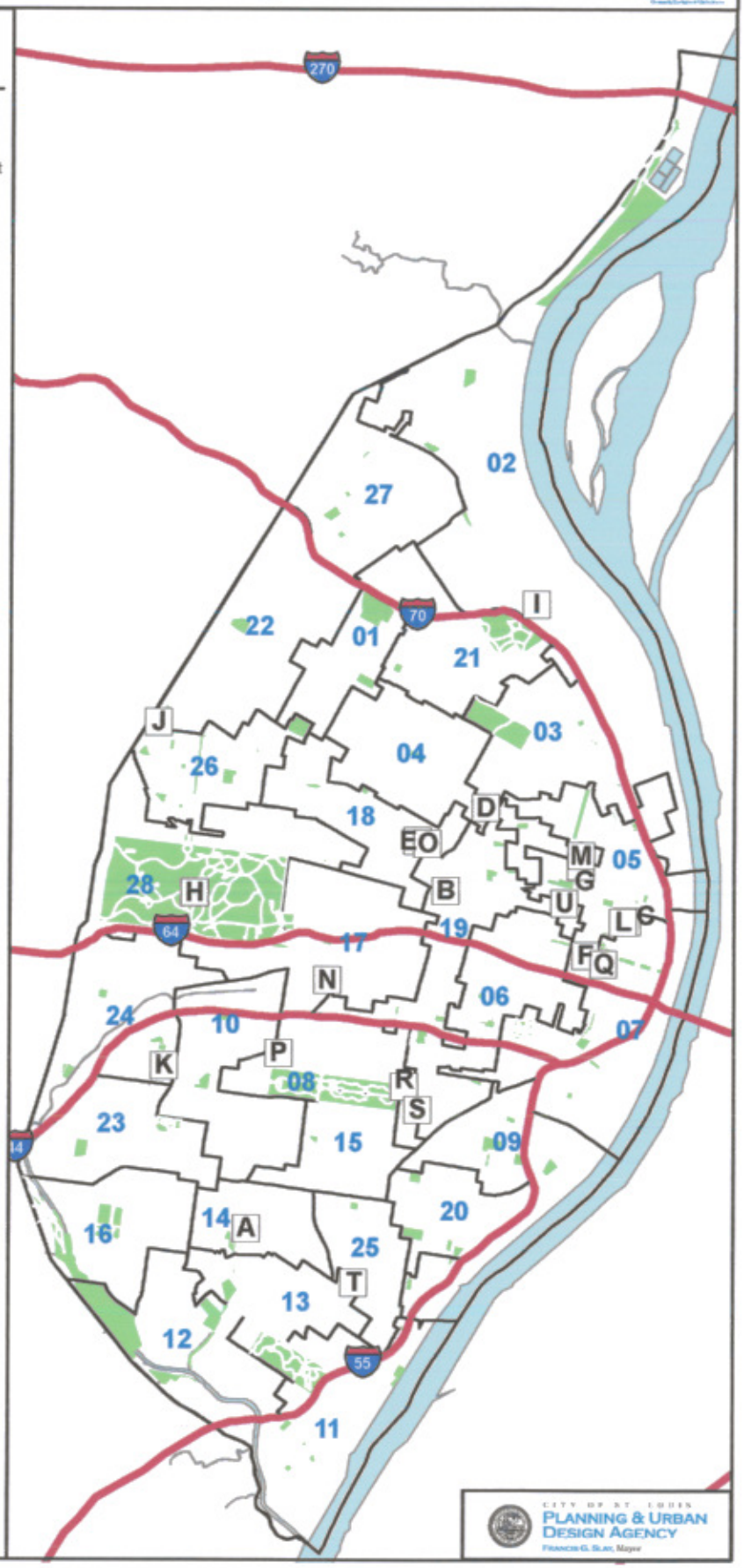
Legend
Public Service Programs

Ward		Organizations
14	A	Bevo Senior Services 4705 Ridgewood
19	B	Big Brothers Big Sisters Urban Expansion Project 501 N. Grand, Ste 100
7	C	Community Education Centers Program * 801 N. 11th St.
3	D	Community Health in Partnership Services 2431 N. Grand
18	E	Community Women Against Hardship 3963 West Belle
5	F	Elderly Services * 1520 Market
5	G	Elmer Hammond Day Care Center 1920 Cass
28	H	Expanded Recreation Program * 5600 Clayton Rd.
2	I	FCHC Adult Medicine 401 Holly Hills
22	J	Harambee Youth Job Training 1142 Hodiamont
24	K	Hi-Pointe Center 6020 Southwest
5	L	Housing Resource Center * 800 N. Tucker
3	M	Innovative Concept School 1927 Cass
17	N	Junior Staff Career Development Program 4317 Vista
18	O	Metro St. Louis Equal Housing Opportunity Council 1027 S. Vandeventer
8	P	Operation Brightside - Clean-up * 4646 Shenandoah
7	Q	Problem Properties Team * 1200 Market
8	R	SAGE LGBT Outreach Program 2710 S. Grand
8	S	St. Elizabeth Adult Day Care Program 3401 Arsenal
13	T	St. Louis Tax Assistance 4701 S. Grand Blvd.
19	U	Youth & Family Services 2012 Dr. Martin Luther King

* *Organization provides service citywide*

Locations reflect main offices. Service areas may include multiple wards or operate city-wide.





2012 City of St. Louis
CDBG - Community Based Development Organizations

Legend

Organization

A Better Family Life, Inc.
5535 Delmar Blvd.

B Carondelet Community Betterment Federation, Inc.
6408 Michigan

C Community Renewal and Development Corporation
2754 Bacon St.

D DeSales Community Housing Corporation
2759 Russell

E Dutchtown South Community Corporation
4204 Virginia

F Grand Oak Hill Community Corporation
4168 Juniata

G Greater Ville Preservation Commission
4140 Dr. Martin Luther King Drive

H Hamiliton Heights Neighborhood Organization, Inc.
5500 Natural Bridge

I N. Newstead Association
4601 Pope

J Old North St. Louis Restoration Group
2700 14th St.

K Park Central Development Corporation
4512 Manchester

L Riverview-West Florissant Development Corporation
6085 West Florissant

M Shaw Neighborhood Housing Corporation
4067 Shenandoah

N Skinker DeBalivere Community Council
6008 Kingsbury

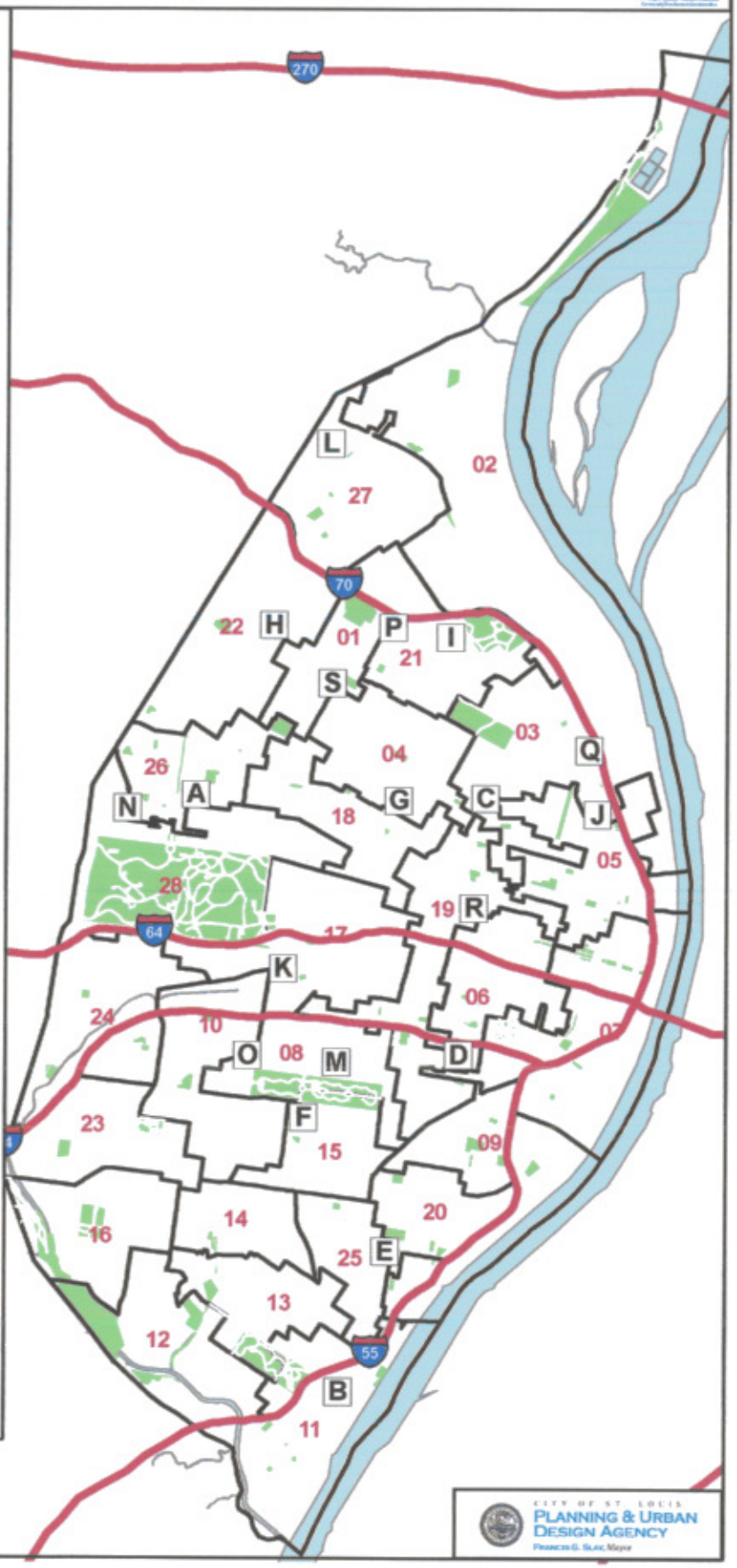
O Southwest Neighborhood Improvement Association
4950 Southwest

P The ACTS Partnership
4330 Shreve

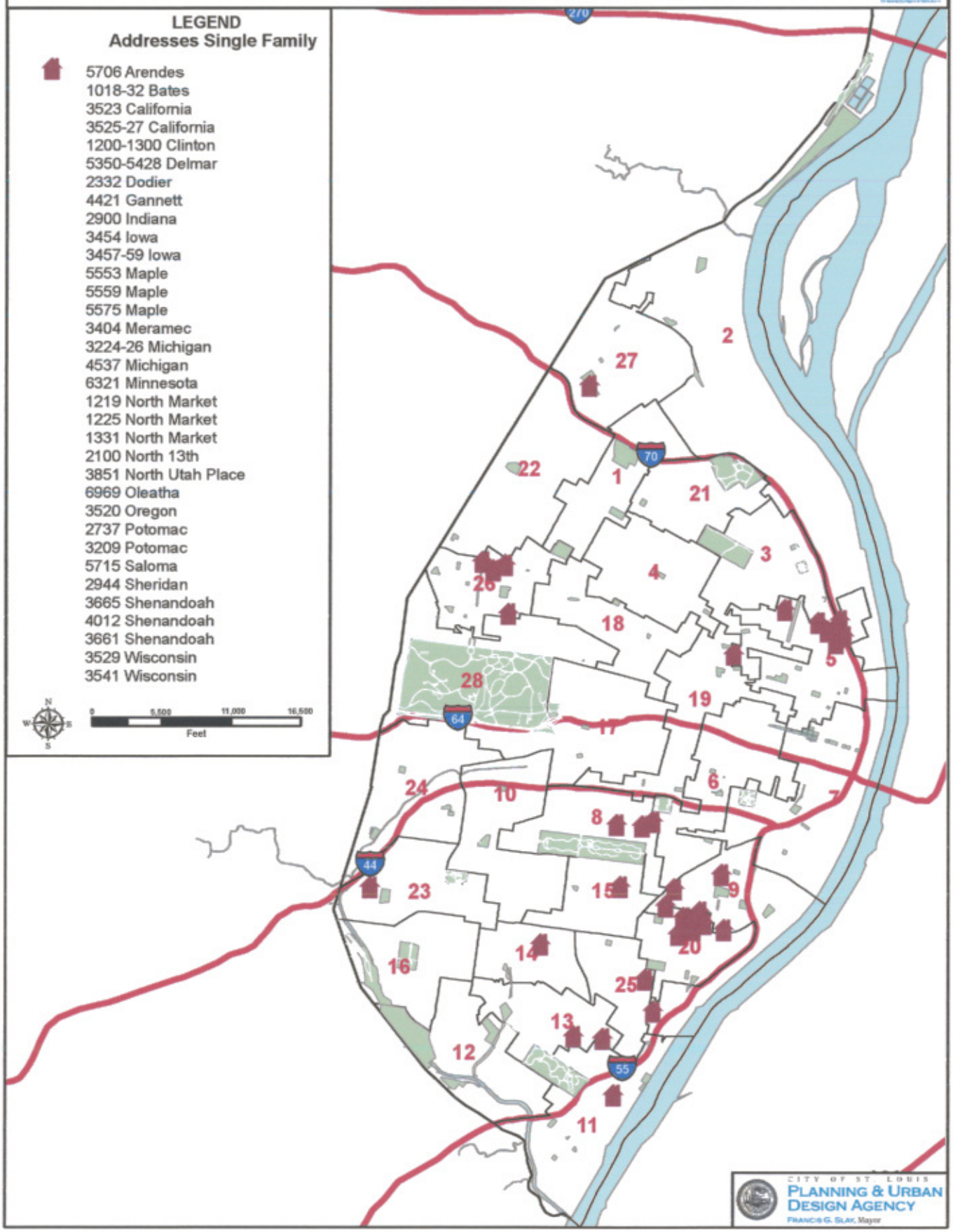
Q Third Ward Housing Corporation
1400 Salisbury

R Vashon/Jeff/Vander/Lou Initiative
3030 Locust

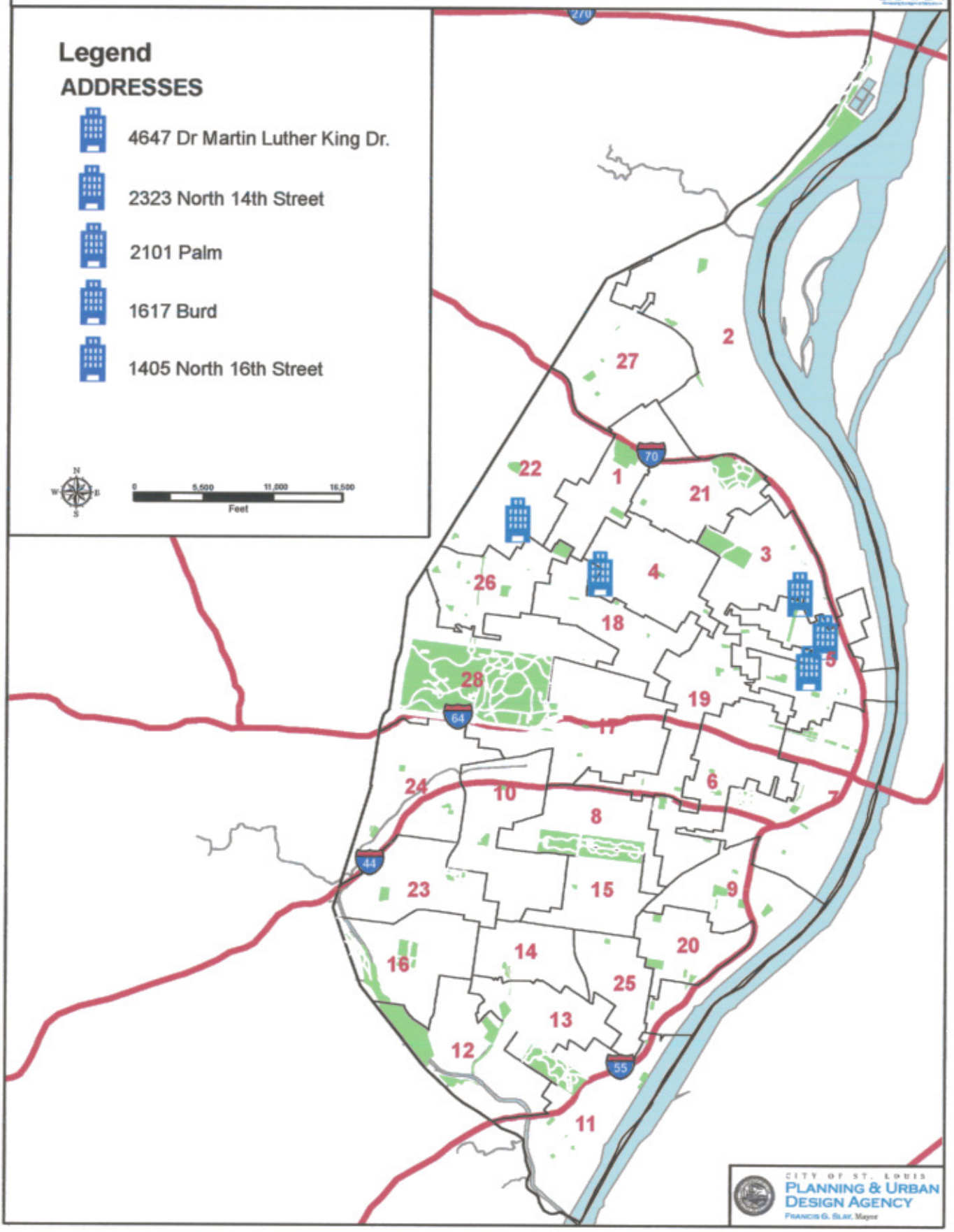
S UJAMAA Community Development &
Black Family Land Trust
3033 Euclid



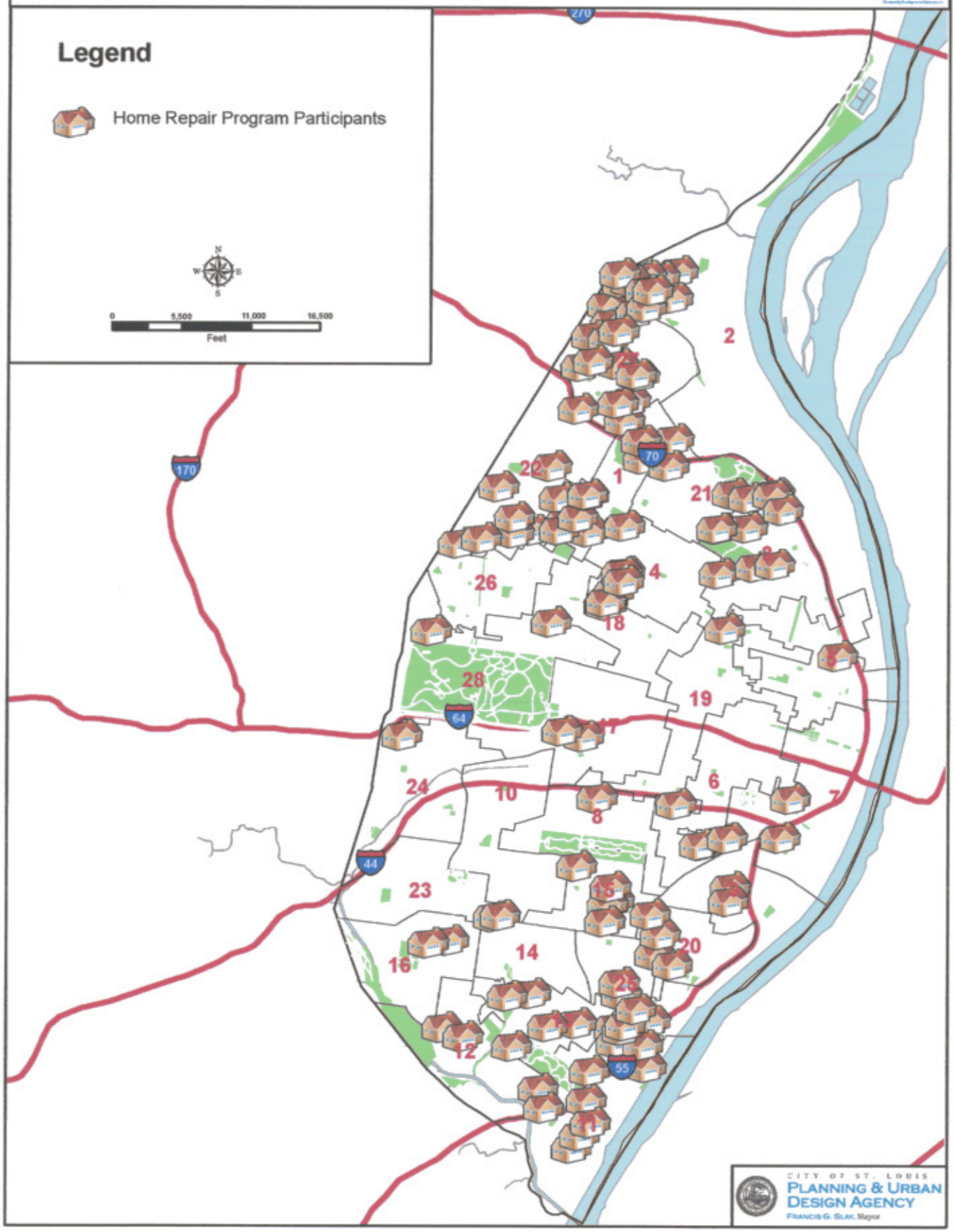
2012 City of St. Louis
CDBG/HOME Funded for Sale Residential



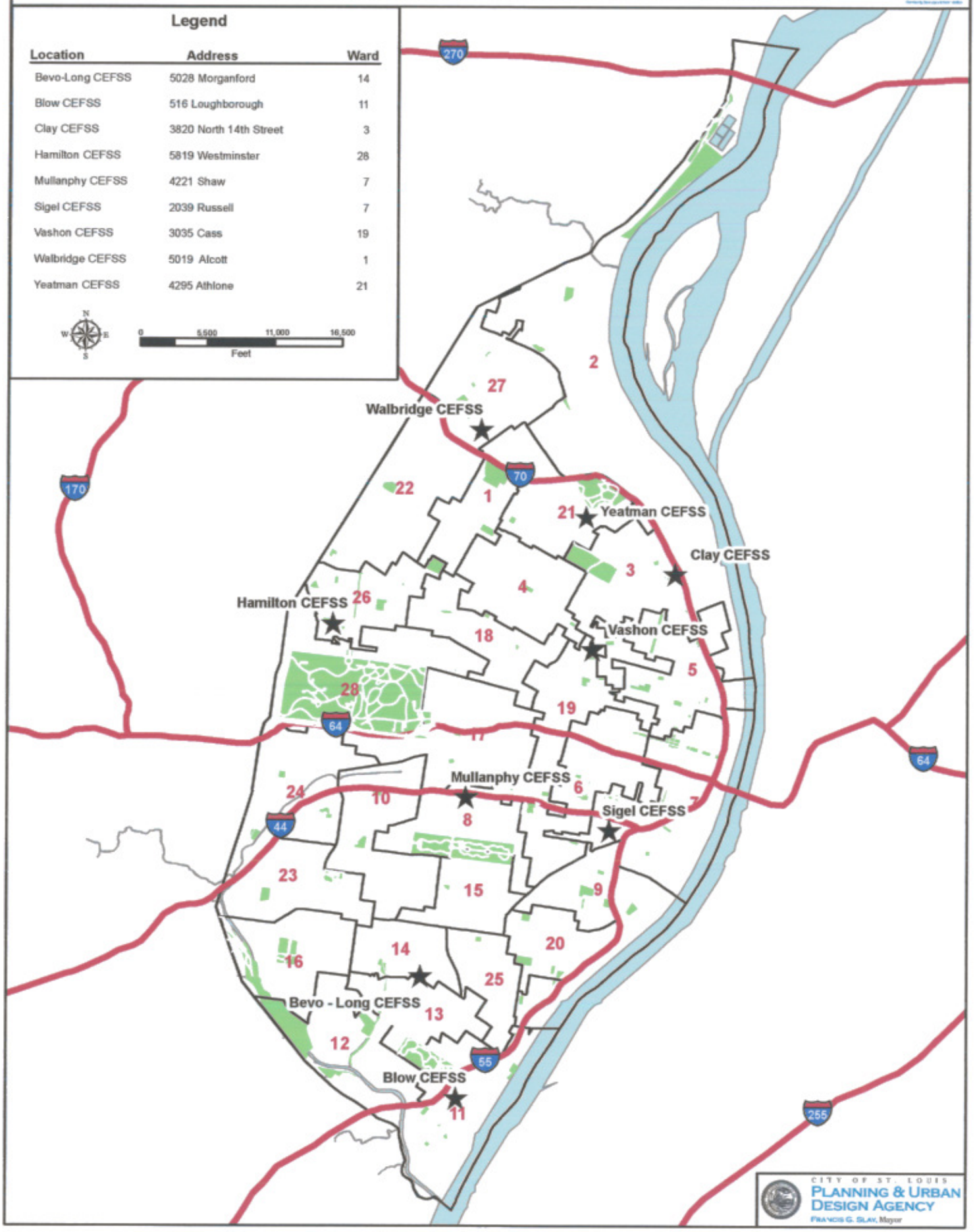
2012 City of St. Louis
CDBG/HOME Funded Rental



2012 City of St. Louis
Home Repair Program Participants



2012 City of St. Louis
CDBG - Community Education Full Service Schools (CEFSS)



2012 City of St. Louis
CDBG - Expanded Recreation Centers

Legend

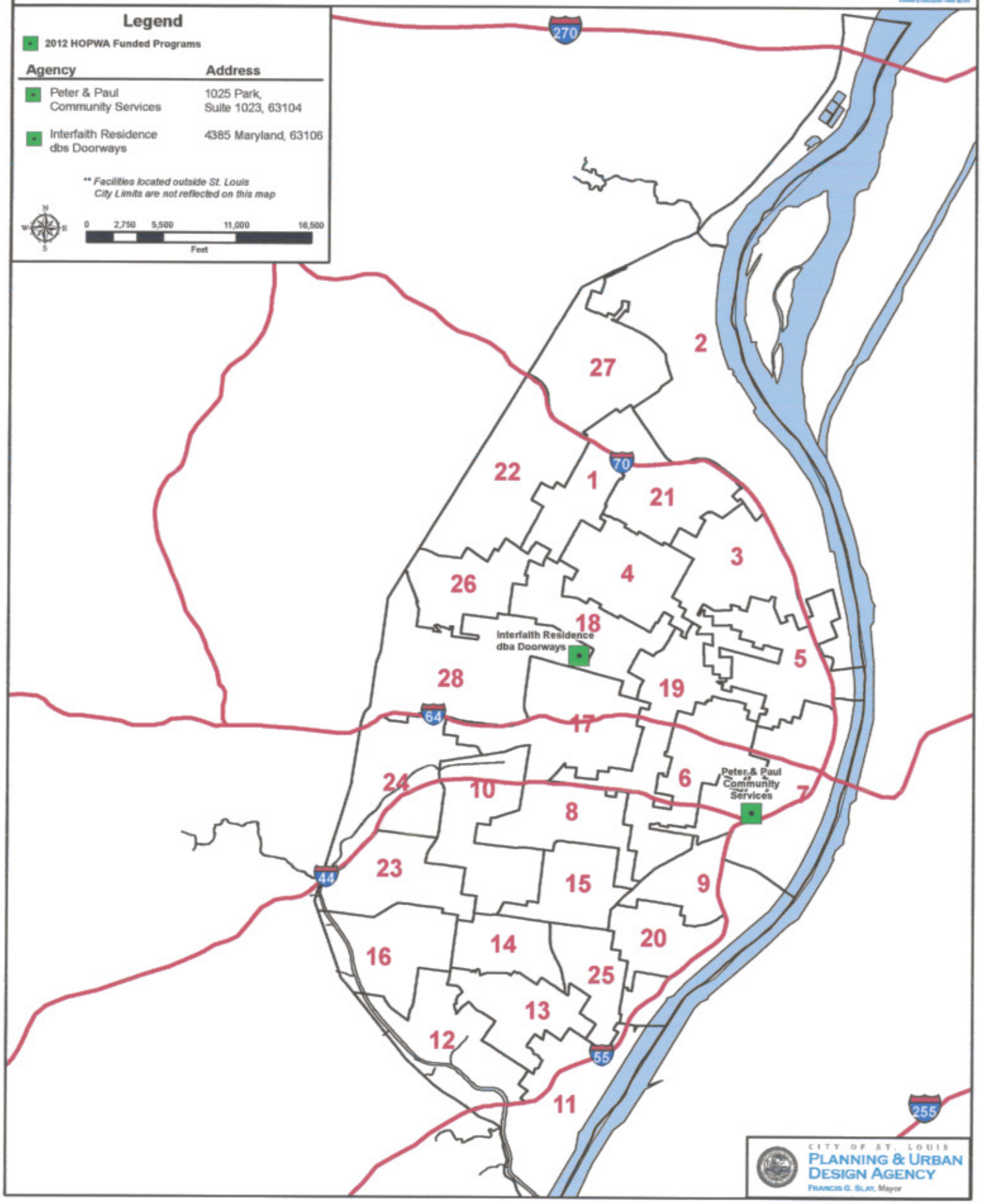
Location	Address	Ward
Buder	2900 Hickory	6
Cherokee	3200 S. Jefferson	9
Dunn-Marquette	4025 Minnesota	20
Gamble	2907 Gamble	19
Parkside Neighborhood	3126 Alfred	10
Tandy	4206 W Kennerly	4
12th & Park	1410 S. Tucker	7
Wohl	1515 N. Kingshighway	18

N W E S

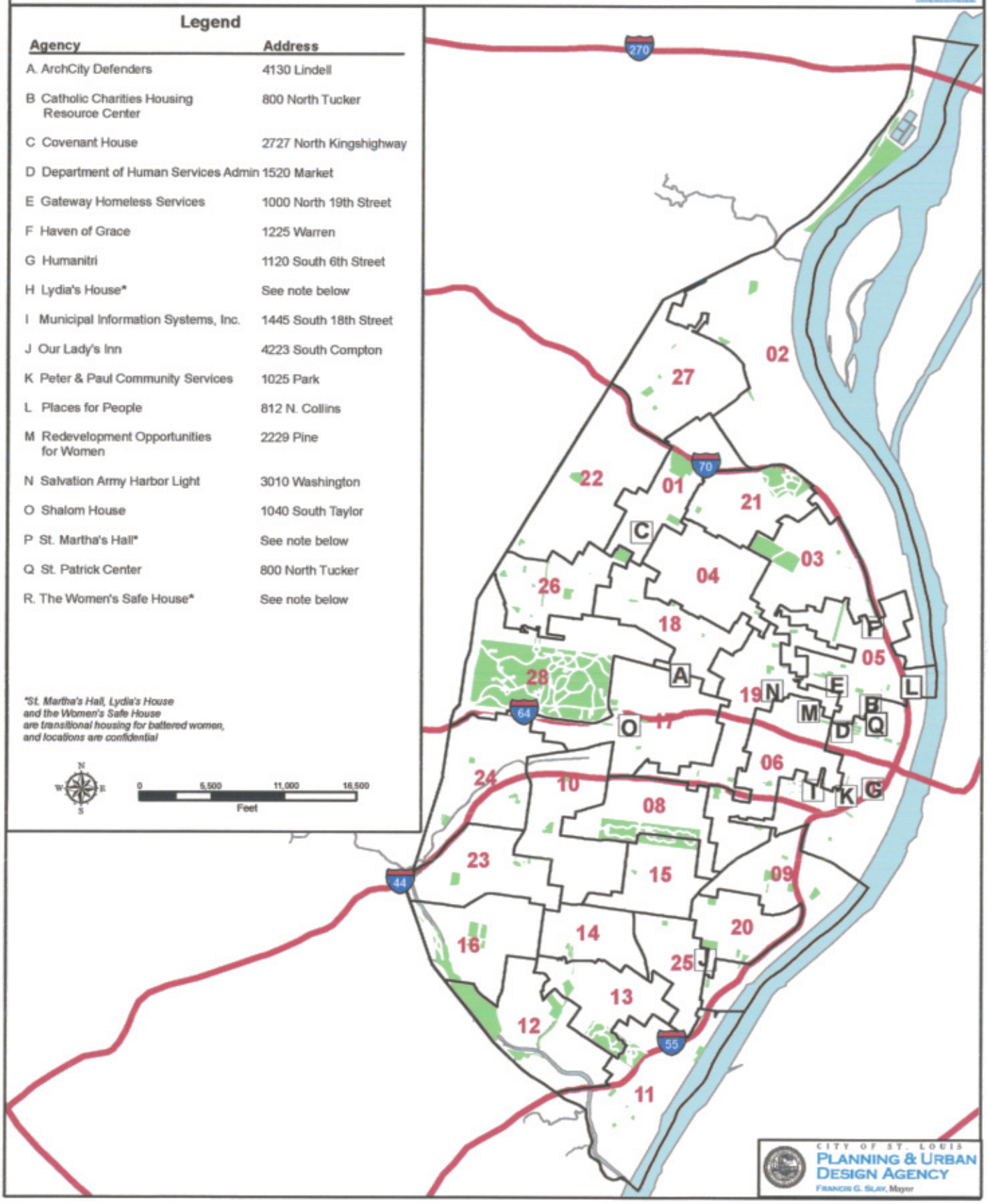
0 5,500 11,000 16,500
Feet

CITY OF ST. LOUIS
PLANNING & URBAN DESIGN AGENCY
FRANCIS G. SLAY, Mayor

2012 City of St. Louis
HOPWA - Funded Facilities



2012 City of St. Louis
ESG Projects



INSTITUTIONAL STRUCTURE

1. Describe actions taken during the last year to overcome gaps in institutional structures and enhance coordination.

The City's principal development agencies -- the Community Development Administration (CDA), the Planning and Urban Design Agency (PDA) and the St. Louis Development Corporation (SLDC) -- work together to plan and implement housing and economic development activities within the City of St. Louis. The Community Development Administration is responsible for the administration of federal funds for housing, community and economic development programs that strengthen the City of St. Louis and its neighborhoods. The Planning and Urban Design Agency was created in the summer of 1999 upon passage of Ordinance 64687 to focus on planning for the future of the City of St. Louis. In January 2005 the City's Planning Commission adopted the City's first Citywide Land Use Plan since 1947. The Agency provides staff support for the Planning Commission and is comprised of four divisions: Planning and Urban Design, Cultural Resources, Research and Graphics/Computer Mapping. The St. Louis Development Corporation is an umbrella, not-for-profit corporation organized under Chapter 355 of the Missouri State Code with the mission of fostering economic development and growth in the City through increased job and business opportunities and expansion of the City's tax base.

Over the past year development agency directors met together weekly in an effort to plan effectively and to carry out housing, economic development and other community development activities essential to the continued development of the City. Division directors of these agencies also met bi-weekly to coordinate ongoing inter-agency projects and programs and share information. In addition, meetings were held on a bi-monthly basis not only among the development agencies, but also with other key City departments such as the Building Division, the Street Department and the Board of Public Service to improve coordination with respect to key development activities planned or taking place within the City. Department directors meet monthly as members of the Mayor's Cabinet and are able to share information with all City departments involved with development and service delivery.

MONITORING

FREQUENCY AND METHODOLOGY

1. Describe how and the frequency with which you monitored your activities.

Programmatic Monitoring

Prior to receiving CDBG/HOME funding, each prospective subrecipient/subgrantee is required to submit to CDA an application for funding that proposes specific and measurable program goals and objectives. Prior to contract approval, these program goals and objectives are reviewed by the CDA Monitoring staff for determination of eligibility, attainability and compliance with City requirements and CDBG/HOME rules and regulations. In addition to the submittal of goals and objectives, a prospective subrecipient/subgrantee must also submit with its application a program budget that details the proposed use of the requested funds (i.e. personnel costs, other administration costs and per unit costs). Prior to the execution of CDBG/HOME contracts, these budgets are reviewed by the CDA fiscal department staff for reasonableness and calculation accuracy.

CDA Program Monitors are responsible for evaluating operating agency performance and for ensuring that recipients of CDBG/HOME funds are in compliance with the applicable rules and regulations. These compliance and performance responsibilities are carried out throughout the year mainly through the review of programmatic reports and through the completion of monitoring reviews and visits. All operating agencies are required to submit either monthly or quarterly programmatic reports detailing the progress of the CDBG funded programs. Upon receipt of these reports, Program Monitors review them for completion and for a demonstration of progress toward stated goals. In addition to the periodic review of the programmatic reports, Program Monitors conduct at least one formal monitoring review at the operating agency's site. The purpose of this visit is to ensure compliance with HUD regulations and to evaluate the agency's performance and ability to meet the goals and objectives outlined in its contract with CDA.

In direct response to the 2006 findings of the Inspector General's audit, SLDC continues to employ an attorney whose sole responsibility is to ensure that all regulations governing the Business Development Support Program are followed. Duties of the attorney include: ensuring that procedures are followed in evaluating, monitoring, servicing and reporting business development loans; meeting with all loan recipients regarding CDBG regulations and reporting requirements; reviewing all files for completeness before submitting to the CDA for approval; and consulting with CDA's Program Monitor (who is responsible for reviewing and confirming all job creation documentation before entering the information in the IDIS), Monitoring Supervisor and Acting Executive Director, as needed.

Fiscal Monitoring

Fiscal monitoring of all subrecipients and subgrantees is performed by the Internal Audit Section of the City of St. Louis Comptroller's Office. The Internal Audit Section performs an annual fiscal monitoring review of all subrecipients/subgrantees. The fiscal monitoring review is conducted to determine and verify compliance with fiscal procedures established by CDA and to verify the existence and condition of CDBG/HOME purchased equipment. Reimbursement requests are reviewed and approved by the CDA Fiscal Section and processed for payment by the Federal Grants Section of the Comptroller's Office. Each operating agency must submit a monthly financial statement detailing all CDBG/HOME transactions. The financial statements are reviewed by the CDA fiscal department for accuracy. All budget revisions must have prior approval by CDA. The Internal Audit Section's fiscal monitoring schedule is adjusted to give fiscal monitoring priority to agencies that appear to be in a high-risk status.

The Internal Audit Section of the Comptroller's Office continues to perform annual on-site fiscal monitoring of the St. Louis Development Corporation contracts with special focus on the business development contracts. The most recent monitoring report for this agency was issued on October 1, 2012, and contained no observations relating to business development loans. The agency's OMB Circular A-133 report for the year ending June 30, 2012, contained no findings relating to economic development activities.

HOME Compliance Monitoring

HOME monitoring is performed by a team of staff members in the Residential Development Division, supported by the Division Director and legal counsel. HOME monitoring is concerned with the specifications established by the U.S. Department of Housing and Urban Development for housing production funds administered under the HOME Investment Partnership Program. These specifications apply for the "Affordability Period" determined by the amount of HOME funds invested per unit.

In general, within the Affordability Period, HOME-funded rental property owners or managers are required to supply the HOME Monitor with an annual Compliance Report which includes rents charged, annual Income Certification forms attesting to the income of each resident for that particular year and signed by each tenant, a sample lease, and a sample tenant application form. The HOME Monitor evaluates the information received to ensure that rents and incomes comply with HUD guidelines and that leases and applications do not contain prohibited language. Properties also must be inspected periodically according to HUD requirements based on number of units in each project. The Asset Manager works from a HOME Program User Manual that contains timelines, blank forms and instructions on how to complete them properly.

Projects monitored for compliance with HOME regulations are regularly reviewed by the Asset Management team and supervisor, in order to ensure that various aspects of HOME Monitoring, including inspections and legal procedures, are covered. The Residential Development Division Administrative Assistant II maintains a computer spreadsheet, accessible

to all team members, to provide basic information about projects and to track and facilitate actions needed.

A standardized set of procedures has been developed, as follows:

Income Certification & Rental Information Procedures

Current local standards for HOME monitoring require that annual income certification records and rental information be kept on hand by the HOME Monitor. The following is a *general* description of procedures by which we help to ensure compliance with these standards. It must be emphasized that these are general guidelines and not rigidly established rules. The emphasis is on obtaining the necessary data and the means of obtaining that data may vary according to the circumstances of an individual project. For instance, in some cases the Housing Analyst may have an ongoing relationship with the project owner or manager. In this case, a phone call from the Analyst may be preferable to a letter from the HOME Monitor.

1. A letter requesting the income certification forms and rental data for the current calendar year will be sent via certified mail by November 15 of the same year informing the owner/manager of a January 1 deadline for receipt of information. The letter, along with a comprehensive HOME Program User Manual, spells out in detail the requirements per HUD, CDA, and local auditors. Attachments include sample income verification form, sample HOME Rental Compliance Report, and current income guidelines and allowable rents.

2. Follow-up phone call: As stated in the previous letter, if the required information is not received by January 1 of said calendar year, a phone call is made to the owner or property manager to discuss the situation and determine an appropriate timeline for submitting the requested documents. When partial information has been obtained, the phone call will clarify the need for additional information in addition to extending the deadline for submitting the missing items.

3. At the beginning of January, a second letter is mailed to all owners or property managers who have not yet provided the required information. This letter sets a final deadline and states that delinquent information will necessitate further action from the legal department.

4. If the client still has not responded, legal action will be initiated beginning with a letter from CDA's legal representative. Owners will be considered in default of the terms of their loans.

NOTE: In an attempt to ensure compliance with HOME guidelines, additional action may include but not be limited to: contacting the primary lender, additional inspections of property with the assistance of the Building Division, submitting a list of non-compliant owners to the Mayor's office to be included on a "bad-debt" list and notification of the Problem Properties Task Force.

ESG Monitoring

Programmatic/Fiscal Monitoring Policies and Procedures:

All Emergency Shelter Grant (ESG) programs are monitored twice a year. The fiscal monitoring is performed by the Internal Audit Section and the programmatic monitoring is performed by the Homeless Services Division.

All agencies are required to submit a monthly financial report to the Homeless Services Division to request reimbursements for their expenditures. The Homeless Services Division conducts a basic review to ensure that all requests are eligible. A further review is conducted by the Department of Human Services' Fiscal Division. In addition, the Homeless Services Division contracts with the City Comptroller's Internal Audit Section to ensure that each agency is in compliance with fiscal procedures. Internal Audit's review includes examination of the timeliness of financial reports, procurement policy, conflict of interest, bonding and insurance, sales tax exemption, ongoing concern/issues and a list of inventory and property purchased with funds from the Homeless Services Division.

Agencies receiving ESG funds are also required to submit monthly activity reports describing the duplicated and unduplicated number of persons served during the month and during the year. The agencies are also required to submit quarterly and annual reports. The Homeless Services Division also monitors each program's performance and expenditures via site visits, technical assistance training and Homeless Management Information System (HMIS) input.

Fiscal Monitoring

The Department of Health retains the services of the Internal Audit Section of the City of St. Louis Comptroller's Office to perform fiscal monitoring of subcontracts issued by the Department of Health. During the monitoring process, auditors (using OMB Circular A-133 as a guide) test up to three months of fiscal reporting, and examine fiscal records, time logs, payroll records, acquisition and purchasing, accounting practices, and allowable costs. Fiscal monitoring visits occur once during each contract year for each subcontractor. Irregularities are reported in writing, along with recommendations for correction, to the Department of Health. Corrective recommendations from the audit team are always adopted by the Department of Health, and meetings with the subcontractor take place to develop plans for correcting the irregularities. In extreme cases, this could result in a subcontractor being required to return funds to the Department of Health or the termination of a contract.

The Department of Health requires annual A-133 Audits or its equivalent from all subcontractors receiving over $500,000 in federal funds. The Grants Administrator retains copies of A-133 Audit summary reports. The Internal Audit Section of the City of St. Louis Comptroller's Office and the Department of Health review the audits. The most recent audits from all subcontractors must be reviewed by the Department of Health's fiscal section before any agency receives a Department of Health contract. All contractors (100%) comply with audit requirements in OMB Circular A-133.

Program Monitoring

In addition to fiscal audits performed by the City Comptroller's Office, the Contract Compliance Officer (CCO) conducts monitoring site visits for each subcontractor 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. A Contract Compliance Policy is included as an attachment in each contract. When an issue is identified, the Grants Administrator negotiates a corrective action plan with the contractor. A written action plan may be required. Unresolved issues are addressed by the Grants Administrator, Bureau Chief and ultimately the Commissioner of Health, as needed. Subcontractors are notified that failure to correct compliance issues will result in a funding reduction of 1% from the administrative line item for each unresolved occurrence. Recurring compliance issues may result in a termination of the subcontract.

The CCO also performs desk audits on the monthly provider invoices to monitor deliverables set within the contract and scope of work.

The Department of Health utilizes a programmatic monitoring tool for each service category and provider. The tool describes the purpose of the monitoring visits and data elements to be monitored and includes a checklist of relevant contract responsibilities and deliverables. Key areas of the site visit include program-wide elements, audit management, financial management and documentation, procurement, property and equipment, personnel policies and procedures, client chart review, program highlights and challenges, progress towards meeting deliverables, and suggestions for program improvement. The monitoring tool also includes an evaluation instrument that provides a score for each site monitoring visit. Site visit results are reported to the provider. Providers are required to respond to findings within 30 business days and submit a time-phased corrective action plan.

RESULTS AND IMPROVEMENTS

1. Describe the results of your monitoring including any improvement.

Programmatic and Fiscal Monitoring

The receipt and review of CDBG/HOME applications allow CDA to assist prospective operating agencies in the timely development of measurable and reasonable goals and objectives. This up-front assistance helps to minimize the possibility of funding ineligible CDBG/HOME activities. Post contract execution, the required prior approval for all programmatic and budget revisions also helps to avoid funding of ineligible activities.

Other CDA monitoring activities have resulted in improvements in the program. The required submittal of monthly programmatic and financial reports enables CDA to assess an agency's programmatic progress and financial stability. Also, the annual programmatic and fiscal monitoring reviews of all subrecipients and subgrantees provide CDA, Internal Audit and

the operating agency the opportunity to assess the programs' strengths and weaknesses. This in turn guides CDA in determining where additional instruction and technical assistance are needed.

CDA Monitoring Staff continued its enhanced review of the St. Louis Development Corporation Business Development Support work program activities in order to effectively address and resolve any potential compliance issues.

HOME Compliance Monitoring

The Asset Manager continued to follow the monitoring procedures revised in 2008. During 2012 there were 573 units operating under a HOME Regulatory Agreement. The Asset Manager collected income certification information for these units.

In addition, CDA staff inspected 17 properties representing 310 directly-funded HOME units and a total of 718 affordable units in order to insure that they remain in compliance with Housing Quality Standards. Staff obtained inspection reports from the state housing finance agency covering an additional 156 directly-funded HOME units and a total of 756 affordable units in nine properties.

ESG Monitoring

The Homeless Services Division is seeking to improve the systematic process of conducting programmatic monitoring. The Homeless Service Division received technical assistance from the local U.S. Department of Housing and Urban Development in developing a monitoring tool. The Homeless Services Division received final approval of the monitoring tool at the end of 2011 and conducted monitoring visits in early 2012.

The Program Specialists conducts monitoring visits on each sub-grantees six months into their contact periods. The Homeless Services Contract Compliance Officers and Program Specialists provide technical assistance to the sub-grantees to correct any deficiencies in the programs related to local, state and federal laws and regulations. The Division Manager reviews and signs all completed monitoring documents to ensure complete compliance.

HOPWA Monitoring:

1. Describe the results of your monitoring including any improvements.

Program Year 3 monitoring activities throughout the St. Louis Eligible Metropolitan Statistical Area for the HOPWA program included an on-site monitoring visit in 2012 of each project sponsor. During on-site monitoring, Grants Administration staff reviewed agency policies and procedures as well as a sample of client files. Grants Administration staff utilized a fiscal and programmatic monitoring tool based on HUD regulations as stated in the HOPWA Program Grantee Oversight Resource Guide. The revised tool was approved by HUD and fully

implemented in 2009. Routine desk audits of invoices and reports also resulted in the identification of sponsors' organizational strengths, weaknesses, and areas for improvement.

Both project sponsors, Doorways and Peter and Paul Community Services, performed well overall on monitoring assessments. No concerns or findings were identified at Peter and Paul Community Services. One concern was identified at Doorways with regard to client files: two of the client charts sampled were missing information, which was collected and documented as part of the corrective action plan. The agency was advised to ensure full completion of all forms in client files and inclusion of all required documentation. The Grants Administration staff will continue to monitor for completeness and accuracy of client files at future site visits. The monitoring visit also provided opportunity to discuss additional improvements, including policies and mechanisms to better ensure client stability after receiving housing assistance, as well as detailed reporting of outcomes for supportive services and housing information services.

SELF EVALUATION

3. *Self Evaluation*
    - a. *Describe the effect programs have in solving neighborhood and community problems.*
    - b. *Describe progress in meting priority needs and specific objectives and help make community's vision of the future a reality.*
    - c. *Describe how you provided decent housing and a suitable living environment and expanded economic opportunity principally for low and moderate income persons.*
    - d. *Indicate any activities falling behind schedule.*
    - e. *Describe how activities and strategies made an impact on identified needs.*
    - f. *Identify indicators that would best describe the results.*
    - g. *Identify barriers that had a negative impact on fulfilling the strategies and overall vision.*
    - h. *Identify whether major goals are on target and discuss reasons for those that are not on target.*
    - i. *Identify any adjustments or improvements to strategies and activities that might meet your needs more effectively.*

In 2012 the Community Development Block Grant program continued in St. Louis for the 38th consecutive year, and the HOME program continued for the 20th consecutive year. Staff continued efforts to fulfill the reporting requirements of the Integrated Disbursement Information System (IDIS). At the end of 2012 there were 7,630 separate IDIS activities in the system for the City of St. Louis and new performance measures and data to report. Ongoing hardware and software difficulties, together with the inevitable personnel changes and the large volume of activities, made it challenging to update activities on a timely basis throughout the year.

In 2012 most CDBG and HOME funded programs operated in a relatively professional and efficient manner, reflecting generally widespread understanding of the guidelines and

ongoing communications to and among operating agencies, City officials and staff of the Department of Housing and Urban Development.

The following assessment constitutes a broad overview of the activities that were made possible through support of HUD's programs. Those with specific questions or interest in more details are encouraged to contact staff at the Community Development Administration.

Public Services:

Child Day Care Services - In 2012 one block grant funded day care facility -- Elmer Hammond and McElroy -- continued program operations.

Youth and Family Services - Services continued much as normal during 2012. The youth and family programs that provided services in 2012 were the following:

- Big Brothers, Big Sisters provided a Big Brother/Big Sister match and mentoring services to at-risk youth citywide.
- Expanded Recreation Program provided after-school and summer youth activities in parks and recreation centers located in low to moderate income areas of the City.
- Harambee Youth Program provided after school activities in and around the Blumeyer Public Housing Complex.
- Innovative Concept School provides education and counseling to at-risk youth between the ages of 10 and 18.
- Youth and Family Center provided organized activities to children ages 6 to 12 years.

Elderly Services - The Bevo Senior Center and the St. Elizabeth Adult Day Care program operated much as expected in 2012. The St. Louis Area Agency on Aging (SLAAA) contracted with the Wesley House organization and Aviandes' Catering to provide home-delivered meals to elderly City residents.

Health Services - The Community-Health-In-Partnership and Family Care Health Center of Carondelet programs provided typical health care services benefiting low and moderate income families in the City.

Homeless Services – The homeless services funded through the CDBG program were carried out in 2012 through the Housing Resource Center program. This program provided shelter placements, homeless prevention services and relocation services to 15,250 persons. While solutions to the problem of homelessness remain difficult and complex, efforts to prevent homelessness and alleviate the suffering of homeless individuals and families remained a high priority in 2012 and will undoubtedly remain so in the future.

Community Services - In 2012 community services constituted a wide variety of activities. Programs traditionally funded through the CDBG program, such as Community Women Against Hardship, Community Education, Hi-Pointe, Operation Brightside, and Problem Property Teams, provided a multitude of services throughout the City without substantial changes in program content or output. In addition, the St. Louis Tax Assistance Program provided free preparation and e-filing of federal and state income tax forms for income eligible City residents.

Youth Employment - In 2012 two programs offered youth employment services. The Harambee Youth Training Program provided light construction apprenticeship training and employment to youth and the Junior Staff Career Development Program provided community service employment to youth.

Interim Assistance:

Under the Interim Assistance category, the SLDC Maintenance program continued efforts in 2012 to board and secure vacant buildings for future use, to clean and maintain vacant lots which may be used for future development and to trim or remove hazardous trees. The boarding of 1,119 buildings, the clearing and maintenance of 315 vacant lots and the trimming or removing of 495 hazardous trees constituted an important effort to maintain the integrity of neighborhoods undergoing changes to their residential fabric.

Public Facilities and Improvements:

In 2012 one CDBG-funded public facility improvement projects were completed: the Wabash sidewalk project.

In addition, in 2012 Phase 1 of the UJAMAA Community Center was 62% complete, the Gateway Classic gymnasium doors were repaired and the Major Project Program worked on five public improvement projects.

Community Based Development Organizations:

The City continued its support of 19 Community Based Development Organizations (CBDO's) in 2012. Most of the CDBO programs are intended to produce housing, either through home repair activities or through rehabilitation of existing structures and new housing construction. Due to the continued crisis of the housing market, not all programs were fully successful in this effort. However, to remain a viable part of the community, programs undertook other activities related to housing, such as property management assistance, beautification and public neighborhood improvement projects. The 2012 accomplishments for these 19 not-for-profit corporations are detailed on their individual project sheets.

Housing:

Home Repair – Aid in maintaining and repairing homes was also a major focus of the use of CDBG and HOME funds in 2012, enabling CDA to assist in the preservation of mostly single-

family housing stock throughout the City. In 2012 a total of 154 low and moderate income homeowners were assisted in maintaining their properties through the City's Healthy Home Repair Program. Minor home repairs were undertaken by in-house work crews employed by Home Services, Inc., Carondelet Community Betterment Federation, and Riverview West Florissant Development Corporation. Collectively, the agencies completed 770 minor home repair projects, which exceeded the 2012 goal of 625 projects completed. In addition, the agencies completed nearly 3,200 minor home repairs in the 630 projects.

Housing Development - In 2012 the Community Development Administration assisted in the completion of 415 affordable housing units. Of the 311 rehabilitated units, 299 were rental and 12 were for sale. 104 units were newly constructed, of which 21 were for sale and 83 were rental.

Economic Development:

In 2012 the St. Louis Development Corporation took primary responsibility for carrying out Community Development Block Grant (CDBG) funded economic development activities. The Business Development Support and Neighborhood Commercial District Incentives programs provide the main vehicles through which businesses in the City are assisted with CDBG program funds.

Loan Programs

The City offers several low-interest loan programs for various needs. Additional funds for businesses expanding or relocating may be available for working capital or fixed-asset financing through the City's Revolving Loan Fund or Urban Enterprise Loan program. Long-term fixed-asset financing is available though the Small Business Administration's 504 loan program. Project sizes typically range from $150,000 to $5,000,000, and loan amounts are based upon the type of program used. Benefits to the businesses using these programs vary but include long term fixed rates, low interest rates and low equity investment.

The Business Development Support Program provided funding through the Revolving Loan Fund. This program has specific collateral, loan terms, conditions and matching capital requirements.

The main function of the program is to provide loans to businesses that may need capital funding for a total project or gap funding to finish a deal. A total of 17 loans were approved (five EDA loans, eight CDBG loans and three SBA loans), and 12 of those have closed during the program year. Total CDBG funding for loan activity in 2012 was $828,000. This amount leveraged $16,780,000 in private funding and equity. In other words, $20.26 of private and owner equity funding was invested for every dollar of CDBG funds.

In 2012 the total jobs projected from the CDBG loan activity described above were 72 new jobs. Of the new jobs, all positions may be assumed to be made available to low to moderate income persons. The result of the new hires is that 100% of the positions filled will benefit low to moderate income persons. It should be noted that loans are made throughout the

program year, and loans made later in the program year are less likely to generate positions within the same program year. It should also be noted that job creation is projected over a two-year period. Loans made in 2012 will continue to produce jobs into the 2013 and 2014 program years.

The contractual obligations and follow-up with companies for prospective hires are handled by St. Louis Agency on Training and Employment (SLATE). After loans are approved, a referral is filled out and forwarded to SLATE so that they can contact the business and execute an employment contract with the business. By ordinance any business receiving any form of incentive from the city must allow SLATE to provide prospective employees for job openings and attempt to hire low to moderate income residents for entry-level positions. SLATE provides training to low-mod prospective employees and acts as an employment agency for the City.

Business Development Projects

The Business Development Division administers a number of different kinds of loans, working in conjunction with the Local Development Co. (LDC). Most transactions are loans made using CDBG funds. A few EDA loans are made, and some involving no direct financial support are Department of Commerce SBA loans. In the course of the year the LDC also makes a few forgivable and soft loans and grants. During 2012 approximately $1,563,000 in loans closed (EDA, CDBG, and SBA loans) leveraging around $18,613,000 in investment throughout the city. Approximately 119 jobs will be created by these loans. Those loans that were closed during 2012 included:

- **Gateway Hepatology & Gastro Intestinal Medicine, LLC:** Dr. Damon Clines is a gastroenterologist who has been practicing medicine for more than 23 years. This project involves the building of a new free standing ambulatory surgical center. The total project cost is approximately $1,200,000, which includes two CDBG loans totaling $250,000. There were extraordinary development costs associated with the preparation of this site. Dr. Clines plans to create ten new jobs over the next several years.

- **New Beginnings Christian Academy & Child Development Center, LLC:** New Beginnings is a for profit child care center that is not affiliated with any religious organization. The center will provide nutritional meals and secure, progressive educational services to children. Mrs. Sabrina West has been operating a child care facility since 2004, and this allows for her to accommodate more children in a new facility. Plans are to create five new full time jobs. The overall project cost was approximately $138,000, which included a CDBG loan of $23,000.

Business Assistance Center - Located on the fourth floor of City Hall, the Business Assistance Center (BAC) serves the business community in the City of St. Louis by shepherding business people through the various requirements for business start-ups and licensing renewals.

During 2012 the BAC assisted various businesses with the following licensing and permit activities. The BAC served 996 business clients in 2012.

- Graduated Business Licenses: 550
- Occupancy Permits: 567
- Building Permits: 106
- Preliminary Design Review Meetings: 8
- Board of Adjustment Hearings: 66
- Board of Building Appeals Hearings: 1
- Conditional Use Hearings: 110

St. Louis Brownfields Program (Redevelopment) - St. Louis Development Corporation provides access to site assembly and site preparation programs and services that encourage both the redevelopment of abandoned, underutilized, and environmentally compromised City properties and the assembly of large development-ready parcels for business location and expansion.

Industrial Development Authority and Land Clearance for Redevelopment Authority - The Industrial Development Authority (IDA) and the Land Clearance for Redevelopment Authority (LCRA) are the most active issuers of taxable and tax-exempt bond financing for projects in the City of St. Louis. Bonds are a means to finance bricks and mortar (fixed-asset projects) at attractive interest rates and over a long term. The IDA can operate anywhere in the City of St. Louis, but the LCRA is limited to assisting projects in areas designated by the Board of Aldermen as redevelopment areas. The primary beneficiaries (operations being assisted) are manufacturing businesses, multi-family housing developers and non-profit corporations. Project costs are generally at least $1,000,000 in size, with some very large projects at times approaching $30,000,000. The bonds can be tax exempt (to the bond holder) where there are no state or federal income tax due on interest income. Tax-exempt bonds provide a significant interest rate discount for the projects. Taxable bonds may also be issued when necessary if project expenses are not tax-exempt eligible. The LCRA also issues bank-eligible bonds which may be used only by non-profits and which provide greater incentives for banks to purchase bonds, and Chapter 100 bonds which in additional to being a financing tool for businesses have the added benefit of providing personal property manufacturer's tax abatement or sales tax exemption for the assisted projects.

The type of bond financing is limited to the following types of projects per the federal and state statutes which govern bond activity.

1. Multi-family housing projects where at least 20% of the units are reserved for low-to-moderate income households (60% of median household income for the region)
2. Industrial projects
3. Non-profit 501(c)(3) corporations
4. Tax increment financing bonds
5. Public facilities and pollution control bonds
6. Chapter 100 bonds (typically equipment financing)

In 2012 the IDA issued tax-exempt bonds for three affordable multi family housing projects. The aggregate bond amount for these three projects was $19,750,000. The bonds leveraged $20,664,223 in additional private investment. These projects resulted in the substantial renovation or new construction of 210 units of housing with 177 units targeted to households classified as affordable (60% of the area median income). The IDA also issued a

pooled TIF bond fund in the amount of $15,000,000. The program was designed to bring liquidity to the TIF note market which is vital to the redevelopment process in the City. The IDA also issued a tax exempt refunding bond to assist an existing 501(c)(3) Sheltered Workshop. The LCRA issued four Chapter 100 Bonds which assist major industrial and business expansion projects. The aggregate total for these projects was $86 million in project financing, and they resulted in the creation of 538 new jobs in the City of St. Louis. In addition, SLDC staff managed and supported one direct City assistance project for Lord and Taylor. A description of the 2012 projects supported by the IDA, LCRA, and the City are described below:

- Industrial Aid: The IDA issued $2,000,000 in tax-exempt refunding bonds for the benefit of Industrial Aid, a 501(c)(3) non-profit sheltered workshop. Industrial Aid was able to refinance debt associated with its 2006 project which expanded its facility at considerably more attractive terms. Industrial Aid serves 140 persons with disabilities.

- Minerva Place Apartments Tax-exempt Multi-family Housing Bond: The IDA issued $3,750,000 in tax-exempt multi-family housing bonds as part of a total project of $7,667,223 to acquire and renovate an exiting 56-unit complex at 1342 Montclair. The project involved the total upgrade of the existing units which serve Section 8 eligible residents of the Hamilton Heights neighborhood. The new owner/developer is Evergreen Partners of Portland, Maine.

- Southtowne Apartments Tax-exempt Multi-family Housing Bond: The IDA issued $4,500,000 in tax-exempt multi-family housing bonds as part of a total project of $9,430,000 to acquire, renovate and construct apartments units in the project area at 4725-4779 Spring and 3811-3817 Delor. The project involves the acquisition of an existing, vacant 100 unit apartment project. The project lowered densities by demolition of existing buildings and resulted in the renovation of the remaining buildings for 40 units of affordable housing and the new construction of new buildings containing an additional 11 units. One hundred percent of the units will be affordable, targeting households at 60% of the area median income.

- TIF Note Pooled Bond: The IDA issued $14.2 million in taxable and tax-exempt bonds to purchase existing tax increment financing. The purpose of the issuance was to right-size existing TIF notes based upon actual performance rather than predevelopment projections, thereby reducing the TIF obligation which appears on City financial statements. Note holders were willing to participate in the pool because they were never able to properly place the debt. The pooled TIF also is designed to return liquidity to the TIF market place where existing and future projects are unable to monetize the TIF debt.

- North Sarah Apartments Tax-exempt Multi-family Housing Project: The IDA issued an aggregate total of $11,500,000 in tax-exempt bond financing as part of a total project cost of $23,317,000. The project covers four City blocks. The property is being developed by McCormack Baron Salazar who undertook an earlier stage of development in the area. This project involves the development of 103 new units of housing which will include 33 market rate units and 70 affordable units which will target households at 60% of the median income for the area.

- Wells Fargo Advisors: The LCRA issued an aggregate total of $19,000,000 in Chapter 100 taxable bonds for the purpose of upgrading facilities in floors one through seven of Building F at Wells Fargo Campus at One North Jefferson. The St. Louis facility is headquarters to Wells Fargo Investment operations, and it appears that Wells Fargo is actively reviewing operations with a goal to consolidate operations where feasible. The current project will bring up to 445 existing employees from around the company to the St. Louis headquarters.

- Henkel (Dial Corporation): The LCRA issued an aggregate of $55,000,000 in Chapter 100 bonds to assist Henkel (Dial Corporation) with planned investment in a small expansion of the plant at Carrie and McKissock Avenue and a major investment in new high-speed manufacturing and packaging lines for Purex Ultra Packs. The plant currently employs 225 people and expects to add an additional 13 new employees.

- MFR Tire: The Land Clearance for Redevelopment issued Chapter 100 taxable bonds in an aggregate amount of $5,000,000 for MFR Tire. The MFR Tire Project provides incentives (sales tax and manufacture's tax abatement) for the purpose of expanding by 17,000 square feet the business's current location at 5473-75 Brown Road in the Union 70 Center. In addition to the physical expansion ($3.45 million) the project will also assist in the addition of $1.3 million in new tire capping equipment. The company will grow from its existing 65 employees to approximately 90 employees.

- Faultless Laundry Company: The LCRA issued Chapter 100 taxable bonds in an aggregate amount of $12,000,000 to assist Faultless Laundry with an expansion into its third St. Louis Facility at 615 No. 25th Street. The project involves the acquisition of the existing 103,000 square foot facility and acquisition of the equipment to run this new facility as a dedicated health care commercial laundry facility. The facility anticipates a volume of eight million pounds of laundry annually and will add an additional 50 new jobs to the current roster of 193.

- Lord and Taylor: The City of St. Louis through the St. Louis Board of Aldermen provided a modified TIF to assist Lord and Taylor in expanding their IT presence in downtown St. Louis. Lord and Taylor will spend approximately $3,000,000 to expand their presence in the 500 North Broadway Building by adding an additional 150 new full time jobs to the 50 already located downtown. The legislation passed by the Board provides an annual benefit to Lord and Taylor of 50% of any incremental earnings tax created by the project for up to a 10-year period. Maximum benefit cannot exceed the $3,000,000 in direct investment by the company in build-out and equipping the new staff. SLDC managed the approval process for this project through the Board of Aldermen.

Neighborhood Commercial District Improvement (NCDI) Program – In 2012 this program continued to assist in improving retail business districts and supporting small businesses throughout the City. The program uses CDBG funds to leverage the private investment of building and business owners in improving individual business facades to enhance the commercial streetscapes, as well as providing district-wide public improvements in specific

commercial districts. The 326 businesses benefiting from program funding included 16 new businesses. Total businesses supported 1,195 jobs within the City, including the creation of 146 new jobs. In addition to façade and public improvement projects, 7 Commercial District Managers assisted more than 30 different business associations with various challenges and efforts to improve their businesses and their commercial district's viability. Last year's successful expansion of program objectives to include targeting some façade improvements to neighborhood grocery stores participating in the *"Healthy Corner Store"* initiative enabled the program to work with 3 neighborhood stores and community partners to begin facade improvements to accompany the collective initiatives increasing healthy options to under-served communities.

Projects completed in 2012 are as follows:

Ward	Project	Project Address	Total Project Cost	Date of Completion
17	Planned Parenthood	4251 Forest Park	$6,769.96	12/14/12
25	Dutchtown South Community Corp.	4204 Virginia	$ 900.00	12/14/12
9	State Farm Insurance (Scott Holdridge)	1902 Arsenal	$1,024.05	12/14/12
24	Platinum Plus Playhouse	5411-17 Virginia Ave.	$3,658.60	12/14/12
7	Food Service Center	2330 S. 7th Street	$22,500.00	11/30/12
6	Square One Brewery	1727 Park Avenue	$1,502.30	11/7/12
6	Artistry Florist	2734 LaSalle	$7,247.26	10/30/12
6	Artistry Florist	2734 LaSalle	$4,400.00	10/30/12
24	St. Louis Strings	6331 Clayton Avenue	$31,000.00	10/23/12
24	Green Shag Market	5733 Manchester	$6,367.41	10/23/12
13	Affordable Auto Credit	5214-16 Gravois	$16,900.00	10/18/12
6	Tom Jon's	2660 Chouteau	$6,600.00	10/18/12
6	Tom Jon's	2660 Chouteau	$4,959.00	10/11/12
14	Taft Street Restaurant	4455 Gravois	$9,958.00	10/11/12
26	B&B Market	954 Goodfellow	$9,371.21	10/3/12

Ward	Project	Project Address	Total Project Cost	Date of Completion
6	Fung Shway	1525-B Chouteau	$2,457.00	9/24/12
24	Failoni's Café	6715 Manchester	$3,216.20	9/24/12
10	Chocolate, Chocolate, Chocolate Co.	5025 Pattison	$15,930.72	9/24/12
5	Gateway 180	1000 N. 19th Street	$5,777.00	9/21/12
7	Washateria	2901 Shenandoah	$2,334.67	9/18/12
6	Root Worker	1801 Lafayette	$1,635.29	9/18/12
27	Betterway Auto Repair	8650 Riverview Blvd.	$28,830.00	9/18/12
7	Smoki O's BBQ	1545 N. Broadway	$4,902.66	9/14/12
27	360 Brake Service	5858 Lillian Avenue	$36,730.00	9/10/12
15	Hispannic Ch. Of Comm.	3611 S. Grand Blvd.	$5,150.00	8/31/12
7	Rue Lafayette	2024-26 Lafayette	$1,400.72	8/31/12
25	Crusoe's Restaurant	3152-54 Osceola	$16,197.66	8/31/12
21	Wesley House	4507 Lee Avenue	$4,960.00	8/31/12
13	Sana Salon	5514 S. Kingshighway	$3,360.00	8/17/12
21	Carrie's Corner Market	4500 Athlone	$10,965.94	8/17/12
6	Diave Day Care	2813 Lafayette	$13,709.00	8/7/12
13	King Auto dba Colt Motors	5701 Gravois	$13,507.00	8/7/12
1	E&L Market	5120 Thekla	$1,350.00	7/24/12
3	Alpha Phi Alpha Fraternity	3615 N. 19th Street	$1,000.00	7/20/12
21	Sal's Beauty Supply & More	4162-66 N. Newstead	$1,716.00	7/20/12
25	ReFabulous	3314 Meramec	$1,436.16	7/20/12
20	Comm. Arts Media Proj.	3022-26 Cherokee	$7,338.00	7/18/12
1	Asher's Plaza	2907 N. Kingshighway	$20,600.00	7/17/12
7	Take Action	2260-66 S. Compton	$ 2,142.02	7/12/12

Ward	Project	Project Address	Total Project Cost	Date of Completion
1	E&L Market	5120 Thekla	$1,038.08	7/9/12
3	N. Grand Curr. Exchng.	4318 N. Grand	$58,500.00	6/28/12
17	LGBT Center of St. Louis	4337 Manchester	$1,061.41	6/6/12
6	College Bound	110 N. Jefferson	$3,801.89	6/6/12
14	Bevo Mill	4749 Gravois	$2,818.00	5/22/12
10	Southtown Pub	3707 S. Kingshighway	$2,500.00	5/18/12
10	Anthonino's Taverna	2225 Macklind	$7,339.00	5/18/12
14	Bernie Elking Photos	5001 S. Kingshighway	$8,018.99	5/18/12
7	S & B Candy Toy Co.	1535-39 N. Broadway	$16,500.00	5/18/12
20	1st Priority Lrng. Ctr.	3559 California	$2,985.00	5/18/12
9	Elicia's Pizza	3209 Gravois	$15,737.00	5/18/12
9	One Nite Stand	2800 Ohio Avenue	$4,548.09	5/18/12
24	Failoni's Café	6715 Manchester	$9,950.00	4/9/12
14	Bernie Elking Photography	5001 S. Kingshighway	$1,981.01	4/9/12
3	Alpha Phi Alpha Fraternity	3614 N. 19th Street	$14,500.00	4/5/12
14	Sunday Morning Rugby Club	4526 Gravois	$29,500.00	4/5/12
18	Exodus Gallery	5075 Delmar Blvd.	$3,300.00	3/27/12
26	Alanson Building	5888 Delmar Blvd.	$6,237.00	3/21/12
13	The Filling Station	5323 S. Kingshighway	$2,450.00	3/21/12
3	Bissell Mansion	4426 Randall Place	$74,412.00	3/21/12
13	Trash Receptacles	Gravois/Morgan Ford	$1,845.00	3/16/12
25	Guller Properties	5520-24 Virginia Avenue	$8,322.01	3/16/12
11	Cecil Whittaker's Pizza	6016 S. Grand Blvd.	$10,600.00	3/16/12
11	Power Hauling, Inc.	8025 Minnesota	$11,058.63	3/16/12
10	BDG Realty	4900 Manchester	$45,315.66	3/6/12
15	Pop's Steak, Fish & Chicken	3651-55 S. Grand	$4,665.00	3/6/12
11	Lemay Concrete Block	8025 Pennsylvania	$12,059.63	3/1/12
3	Hyde Park Atelier	3721 N. 11th Street	$60,255.00	3/1/12
22	Little Tot Shop	5972 Dr. Martin Luther King	$2,385.00	3/1/12

Ward	Project	Project Address	Total Project Cost	Date of Completion
24	Acme Guitar	6336 Clayton	$7,230.00	2/27/12
19	Alpha Phi Alpha Fraternity	3615 N. 19th Street	$6,000.00	2/27/12
7	Jefferson Animal Hospital	2120 S. Jefferson	$12,200.00	2/27/12
8	Shaw Neighborhood Housing Corp.	4101 Shenandoah	$6,900.00	2/27/12
22	The Crocodile Lounge	5972 Dr. Martin Luther King	$29,500.00	2/27/12
17	Outlaw Ink & Styles	4254 Manchester	$3,060.62	2/17/12
17	Outlaw Ink & Styles	4254 Manchester	$1,939.38	2/17/12
8	Hong Kong Express	2249-57 S. Grand	$15,000.00	2/17/12
22	MLK Trashcan Liners	Various Locations -MLK	$192.00	2/17/12
7	Al's Restaurant	1200 N. 1st Street	$3,970.00	2/17/12
26	Northside Oil BP	5745 Delmar	$113,781.00	2/15/12
27	Beginning Futures Day Care	4981 Thrush	$34,983.00	2/15/12
6	Midwest Adult Day Care	2200 Washington Ave.	$20,253.00	2/10/12
10	Morganford Trash cans	3100-3200 Morganford	$9,850.00	2/10/12
7	J. Price Insurance	2020 S. 12th Street	$1,930.00	2/6/12
17	LGBT Center of St. Louis	4337 Manchester	$1,260.00	2/6/12
8	Failoni Consultants	2242 Thurman Avenue	$1,653.00	2/2/12
3	North Grand Currency Exchange	4318 N. Grand Blvd.	$1,951.13	2/2/12
24	Acme Guitar	6336 Clayton Ave.	$1,667.00	2/2/12
8	S. Grand Parking Lot	3500-18 Hartford	$12,583.00	2/2/12
22	The Little Tot Shop	5972 Dr. Martin Luther King	$2,086.13	1/27/12
1	Brick House Bar	7820 N. Broadway	$3,324.23	1/27/12
14	South Town Light Pole Banners (Phs. I)	S. Kingshighway	$5,970.00	1/27/12
10	South Town Light Pole Banners (Phs. II)	S. Kingshighway	$3,980.00	1/27/12

Ward	Project	Project Address	Total Project Cost	Date of Completion
15	South Town Light Pole Banners (Phs. III)	S. Kingshighway	$2,985.00	1/27/12
6	Yam's Barber Shop	1200 S. Jefferson	$2,788.87	1/25/12
17	Vandeventer Planters	Commercial Intersections along Vandeventer	$4,500.00	1/25/12
18	Exodus Gallery	5075 Delmar	$57,100.00	1/20/12
22	West Side Barber	5801 Wabada	$2,625.25	1/12/12
13	Peacock Upholstery Co.	6700 Morgan Ford	$2,895.00	1/12/12
3	Shirley's Soul Food	2812 N. Grand Blvd.	$800.00	1/12/12
3	Shirley's Soul Food	2812 N. Grand	$800.00	1/12/12
6	Yam's Barbershop	1200 S. Jefferson	$2,420.00	1/12/12
25	The Collective	3309-11 Meramec	$1,080.00	1/12/12
24	Go, Inc.	6022 Southwest	$1,810.00	1/3/12
24	Go, Inc.	6022 Southwest	$6,000.00	1/3/12
			$1,150,554.84	

Planning and Administration:

In 2012 Planning and Administrative activities included funding for agencies carrying out typical planning and administrative functions related to CDBG and HOME programs such as the Community Development Administration, the Comptroller's Administrative Support and Internal Audit programs, St. Louis Development Corporation, Legal Services Support and the Planning and Urban Design Agency. Overall, 18.96% of new CDBG funds received plus program income were obligated for planning and administrative activities. This percentage is within the 20% limitation on funds that may be expended for planning and administration within the reporting period.

Other Activities:

During 2012 CDA continued work with the firm Capital Access thanks to technical assistance from the St. Louis HUD field office. Much of their work focused on the Neighborhood Stabilization Program, culminating in a draft close-out process.

Homeless Services - Emergency Shelter Grant

Activities and strategies identified by the local Continuum of Care are making positive and lasting impact on homelessness. The City of St. Louis has made tremendous strides in combating homelessness. Developing strategies and programs to end long-term homelessness is the principal effect programs have in solving neighborhood and community problems.
The community-based process, the St. Louis City CoC, allows maximum participation of various

organizations in the delivery of services to the homeless. The centralized intake system and database for assisting persons experiencing housing crisis has been replicated all over the nation.

Entitlement funding for programs for the chronically homeless in the St. Louis region has remained stagnant over the past decade, while increasing pressure on competitive funding sources has also had an impact on resources. It is the goal of the Plan to End Chronic Homelessness to improve the efficiency and effectiveness of all programs, redirecting funding as needed to implement the Plan and -- barring state and federal cuts -- improve our competitiveness for federal, private and philanthropic grants. It is obvious that additional resources will be needed.

Since 2004 the Continuum of Care has conducted a semi-annual homeless census at emergency shelters, transitional housing facilities, drop in centers and soup kitchens. The census are conducted once during the winter and again during the summer. The information compiled from the census shows a 30% decrease in homelessness in the City of St. Louis. Since Mayor Slay's administration, the City has increased its permanent supportive housing beds. This has a direct correlation with the decrease in homelessness.

The Department of Human Services (Homeless Services Division) continues to improve on its efforts to provide decent housing, a suitable living environment and expanded economic opportunities principally for homeless persons, via funding effective programs and monitoring visits.

Non-Homeless Special Needs - HOPWA

Self Evaluation (HOPWA)

Activities conducted by HOPWA St. Louis Eligible Metropolitan Statistical Area (EMSA) project sponsors continue to be a part of the solution for complex neighborhood and community problems. The St. Louis Metropolitan Area is affected by both a sizeable population of people living with HIV/AIDS (PLWH/A) and reduced availability of affordable housing. Over 6,000 PLWH/A resided in the St. Louis region in 2012; of those engaged with Ryan White HIV care services, approximately 58% are at or below 100% of the Federal Poverty Level. Approximately 11% of PLWH/A engaged through the Ryan White system have experienced a lack of stable, permanent housing. The program activities supported by HOPWA funds are used to provide housing services for citizens facing the highest economic and health barriers, who would otherwise be homeless. As part of the entire continuum of HIV care, clients are offered an array of social and support services that are designed to improve health outcomes, maintain stability and overall quality of life. Together these services provide the necessary foundation for appropriate medical care and treatment, proper nutrition, hygiene and emotional stability that are necessary to maintain good health. The ultimate goal of services for clients who demonstrate improvement is to attain self-sufficiency and reduce reliance upon HOPWA housing services.

The St. Louis EMSA strives to advance HUD's national HOPWA program objective to provide decent, safe, and affordable housing for low-income people living with HIV/AIDS (PLWH/A) as the primary goal for local efforts. The specific HIV/AIDS performance goals for

the St Louis EMSA HOPWA program and progress towards accomplishment of these objectives follow below:

Proportional allocation of HOPWA funds across the EMSA: The Department of Health (DOH) continues to work with project sponsors to ensure that the proportion of funds expended is representative of the burden of HIV disease in each of the counties served. At this time, approximately 16% of PLWH/A in the region reside in the Illinois counties of the EMSA and 84% of PLWH/A reside in Missouri. The Department of Health allocates funds proportional to the demand present in both the Missouri and Illinois portions of the EMSA. In Program Year 3, 17% of HOPWA funds expended were utilized to serve Illinois residents and 83% of HOPWA funds were utilized for Missouri residents.

Continue to support the operations of housing facilities: The Department of Health continues to provide support for facility-based housing for Missouri PLWH/A through a project sponsor in St. Louis City. This service is especially crucial for PLWH/A facing multiple co-occurring barriers to housing stability, including substance abuse, mental illness, history of incarceration and lack of income. Facility based transitional housing and supportive services were provided to 43 unduplicated PLWH/A in Program Year 3. A Request for Proposals (RFP) is expected to be released in fall of 2013 to solicit potential additional project sponsors to deliver this service for Illinois residents.

Increase self-sufficiency among individuals receiving HOPWA-funded housing assistance: During Program Year 3, the Department of Health worked with the project sponsor delivering tenant-based rental assistance (TBRA) to begin offering associated case management services directed at enabling clients to obtain other permanent housing options, with the goal of increasing self-sufficiency and creating movement through the TBRA program. More information about the effectiveness of these new case management services will be available in Program Year 4, as the Department of Health works with the project sponsor and HUD's OneCPD Technical Assistance to evaluate this initiative. In addition, the Department of Health began working with OneCPD consultants in Program Year 3 to re-develop TBRA waitlist policies to increase program effectiveness and will continue this effort in Program Year 4.

The Department of Health has several policies and mechanisms in place to ensure that each project sponsor administers housing assistance in a manner that promotes and provides decent, safe, and affordable living arrangements and expands economic opportunities for low income PLWH/A.

Each unit in the St. Louis EMSA subsidized with HOPWA assistance must pass a housing quality inspection to ensure the living quarters are safe, sanitary, and in compliance with local and state housing codes. Housing quality inspections take place before assistance is granted and at least annually for recipients of long-term housing assistance.

In addition to the housing quality inspection, project sponsors must also collect documentation of financial information from program participants to ensure eligibility as well as assist them in the development of short-term and long-term financial goals. Program participant financial information is used to calculate the amount and duration of rental assistance necessary

to achieve self sufficiency. The information collected is also used by staff providing supportive services to assist clients in developing long and short-term financial goals that ultimately broaden the economic opportunities available to them.

The Department of Health does not have any activities behind schedule.

The St. Louis EMSA HOPWA program served a total of 426 unduplicated households with housing assistance during Program Year 3 (PY3). Additionally, 376 households were provided with supportive services (case management) in conjunction with housing activities, and 1,275 households received housing information services. The total for households receiving housing-related case management is a combination of two agencies providing the service, including new case management services for clients receiving tenant-based rental assistance (TBRA).

Clients receiving TBRA through Doorways remain stably housed. In addition, Doorways was able to take over 50 clients off the waiting list into the TBRA program in PY3, an indication that case management activities to encourage self-sufficiency and transition to other permanent housing options are beginning to make an impact on the high volume of need in the EMSA.

Of the 43 clients served by Peter & Paul's Positive Directions facility-based housing in PY3, 88% were stably housed at the end of the year (44% were in permanent housing, 44% remained in transitional housing at Positive Directions) and another nine percent were in temporary housing. One hundred percent (100%) of clients had received individual assistance to enroll in all applicable housing and subsidy programs. One hundred percent (100%) of clients had improved access to health care. One hundred percent (100%) of clients had access to employment and living skills classes, psychosocial and substance abuse groups, and HIV and general health education. A particularly remarkable success was that 100% of residents served during the fourth quarter had an income source (from benefits, employment, job training or student aid).

Key indicators are used to demonstrate that the St. Louis EMSA aligns local efforts with HUD's national HOPWA program objective to provide decent, safe, and affordable housing for low-income people living with HIV/AIDS (PLWH/A). Key indicators are found in the HOPWA CAPER, including: the number of individuals who successfully transitioned or maintained permanent housing, the number who engaged/remained in HIV medical care, and the number who successfully accessed or maintained qualification for sources of income.

The St. Louis EMSA HOPWA program is designed to provide decent, safe, and affordable housing for low-income PLWH/A at varying stages of self-sufficiency. DOH recognizes the diverse housing assistance needs and mitigating factors that impede an individual's access to housing; which in turn may create a barrier to receiving medication and care. Through subcontracts, DOH has secured two project sponsors in PY3 to provide short term rent, mortgage and utility assistance, tenant-based rental assistance, and facility based housing. Each program participant was assessed upon intake to determine their level of self sufficiency and the type of assistance most likely to stabilize their living arrangements. The effectiveness of this strategy is indicated by the following outputs:

2012 Unduplicated Number of Households Receiving HOPWA Assistance By Service Category

	STRMU	TBRA	TH	Support Services (Case Mgmt)	Housing Information
Number Served	238	155	43	376	1,275
STRMU = Short Term Assistance TBRA = Tenant-Based Rental Assistance TH = Transitional Housing					

The Department of Health continues to work with each project sponsor to formulate strategies in an effort to overcome service barriers resulting from the economic downturn, diminished availability of affordable housing, and reductions in leveraged funds at the state and local level.

As displayed in the table below, the St. Louis EMSA HOPWA program exceeded PY3 goals for STRMU, Housing Information Services and Support Services (case management). Outputs for TBRA and facility-based housing fell slightly below target levels, largely due to the difficulty of clients in obtaining sustainable income sources and non-HOPWA permanent housing options in the continuing climate of economic downturn and funding reductions.

Program Year 3 Targets/Actual

	STRMU	TBRA	Facility Based TH	Housing Information	Support Services (case management)
Target	90	168	50	600	218
Actual	238	155	43	1,275	376
STRMU = Short Term Rent, Mortgage & Utility Assistance TBRA = Tenant Based Rental Assistance TH = Transitional Housing					

Needs assessment activities completed over the last several years, including client surveys and focus groups, demonstrate that the demand for housing services among PLWH/A remains far higher than the amount of funding available to support housing services in this EMSA. A disproportionate share of those affected by HIV/AIDS face socio-economic challenges (poverty, lack of education, and unemployment), making them more vulnerable to variety of co-occurring conditions, including mental illness and substance abuse. The number of people living with HIV/AIDS who are in need of on-going rental assistance and support in order to achieve housing stability and improved access to care continues to grow.

Moving forward, and in an economic climate in which income and employment gains among the poor have stagnated, continued funding for housing services to this target population remains vital to public health. Research confirms a structural link between stable housing, health outcomes, and healthcare costs among people living with HIV/AIDS, and the dedication of public resources should be informed by those findings. In light of changes expected for PLWH/A

in Program Years 4 and 5 due to the implementation of the Affordable Care Act, the Department of Health will continue to work even more closely with collaborative partners, including other HUD-funded and Ryan White-funded agencies, to develop strategies for identifying other housing resources and leveraging funds to meet identified housing and support service needs.

Performance Measurement System:

In 2012 the Community Development Administration continued its use of HUD's required performance measurement system for all contracts and activities. Each activity is classified under one of three objectives -- suitable living environment, decent housing and creating economic opportunities. Results for each objective are evaluated as to their success in achieving outcomes of availability/accessibility, affordability and/or sustainability.

Improvements:

Cuts in CDBG and HOME combined with stepped-up reporting and monitoring requirements are stretching staff capacity to the limit. The City looks forward to the continuation of HUD One CPD technical assistance and training that began in 2012.

Budget projections for 2012 were conservative, but actual entitlement funding was significantly reduced leading to cuts for most programs. More budget reductions anticipated for the future will frustrate improvement efforts.

Conclusion:

Continued use of HUD's performance measurement system is helping City officials and residents achieve a better understanding of whether entitlement program activities are truly effective in addressing neighborhood and community problems identified in the City's Consolidated Plan. HUD's system allows for heightened focus on results as mandated by the Government Performance and Results Act of 1993 and for adjustments or improvements deemed necessary to meet the needs of recipients of entitlement activities.

It will remain CDA's mission to carry out the activities that serve to meet the CDBG program's primary objective of developing viable urban communities by providing decent housing and suitable living environments and expanding economic opportunities principally for persons of low and moderate income. Efforts will be ongoing to ensure that over 70% of the aggregate of CDBG fund expenditures will be for activities that benefit persons of low and moderate income. In 2012 over 102.19% of expenditures were of benefit to low/moderate income persons.

LEAD-BASED PAINT

1. *Describe actions taken during the last year to evaluate and reduce lead-based paint hazards.*

During 2012 the Building Division's Lead Inspection Department conducted 382 lead hazard evaluations throughout the City. Of those inspections, 41% occurred because of an elevated blood-lead level investigation, meaning that a child with lead poisoning had been associated with the unit. This shows that the majority of the referrals fell into the category of primary prevention, which is a positive development in that the occupants of these units have not been lead poisoned. These preventative inspections provide an opportunity to prevent lead poisoning by remediating the units now in order to protect current and future occupants. In addition, the Building Division under the Healthy Home Repair Program conducted 69 risk assessments. Nearly all of these were under the category of primary prevention.

Through various City-funded initiatives, 385 housing units were remediated and cleared of lead hazards in 2012. Several funding sources were used to accomplish the remediation of these units, including federal funds and the Building Division's Lead Remediation Fund. Three HUD Lead Grants (including two that were closed out at the beginning of the year) that the City has received allowed for the remediation of 202 housing units. Another 35 units were made lead-safe through the Healthy Home Repair Program, most of which fell into the primary prevention category. Another 140 units were completed and cleared of lead hazards through CDA's Residential Development Section. These consisted primarily of rental units rehabilitated through a combination of public and private sources. The owners completed the repairs in another 98 units, and the Building Division conducted clearance testing until the units were lead-safe.