GENERAL

INTRODUCTION

For 36 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 2010

FEDERAL ENTITLEMENT PROGRAM	AWARD AMOUNT
Community Development Block Grant (CDBG)	$21,362,421
HOME Investment Partnership (HOME)	$4,559,516
Emergency Shelter Grant (ESG)	$870,894
Housing Opportunities for Persons with AIDS (HOPWA)	$1,362,053
TOTAL	$28,154,884

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 2010 are as follows:

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

In 2010 the City provided assistance to developers that allowed for the completion of 31 affordable housing units, of which only four were directly subsidized. All were newly constructed. The continued stagnation in the housing market, tight credit and lending standards, and persistent unemployment nationwide have had a very significant impact on affordable for-sale production. As for rental production, fluctuation is inherent in the practice of reporting the completion of all units in large rental complexes at once and may not necessarily indicate any significant increase in activity and investment. On the other hand, confusion and delay in awarding of low-income housing tax credits during 2009 did result in a 2010 production drop. 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.

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

In 2010 the City provided assistance to developers that allowed for the completion of 14 market rate housing units, 11 of which were for sale and three of which were rental. New construction sponsored or directly developed by Community Based Development Organizations accounted for eight of the units. The remaining six units were substantially rehabilitated, with many also taking advantage of state historic and neighborhood preservation tax credits.

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

In 2010 a total of 249 households were assisted through City-funded home repair programs, of which 58 were through Rebuilding Together. The 249 homeowners fell short of the City's one year goal (270 units), largely due to the slow start up time by new agencies administering a decentralized version of the program, as well as the limited availability of CDBG funds.

Minor home repairs were undertaken by Home Services, Inc., Carondelet Community Betterment Federation and Riverview West Florissant Corporation. Collectively, the agencies completed 749 minor home repair projects, which exceeded the 2010 goal of 700 projects completed. In addition, the agencies completed over 3,400 minor home repairs in the 749 projects.

- *Make Substantial Progress in Implementing the Mayor's Comprehensive Action Plan to Eradicate Lead Poisoning by 2010*

During 2010 a total of 746 lead hazard evaluations were conducted by the Building Division's Lead Inspection Department. Of those inspections, 35% 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 95 risk assessments. Nearly all of these were under the category of primary prevention.

Through various City-funded initiatives, 717 housing units were remediated and cleared of lead hazards in 2010. Several funding sources were used to accomplish the remediation of these units, including federal funds and the Building Division's Lead Remediation Fund. Four HUD Lead Grants allowed for the remediation of 412 housing units. Another 57 units were made lead-safe through the Healthy Home Repair Program, most of which fell into the primary prevention category. Another six units were completed and cleared of lead hazards through CDA's Residential Development Section. The owners completed the repairs in another 242 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 2010 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 2010 are as follows:

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

In 2010 2,563 seniors were assisted; 10,639 youths participated in various CDBG funded activities including recreational opportunities, after-school programs and employment training; 177 children were provided day care services; 1,124 individuals received fair housing information, 23,149 uninsured or underinsured patients were provided health care; and, 219,684 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 2010 are as follows:

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

A total of 198 businesses were provided with economic development assistance in 2010, 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*

In efforts to end chronic homelessness in the City of St. Louis, program providers delivered 18,973 services to homeless people or persons at risk of becoming homeless. This number reflects some duplicated people and greatly exceeds the 2010 goal of providing services to 14,500 people.

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 and supportive services for transitional housing facilities for persons with HIV/AIDS.

- *Maintain/Improve Services for HIV/AIDS Persons*

Housing assistance remains one of the greatest areas of need for individuals living with HIV and AIDS. The City will 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 will receive funding to continue existing programs and to provide new services that address gaps and barriers identified in needs assessment and focus group discussions. Obviously, the City does not have the resources necessary to address all these needs. For the most part, the City will utilize HUD grants, Ryan White grants and other funding sources to carry out activities addressing the needs of non-homeless populations to the extent possible.

Goal	Methodology	2010 Goal	2010 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	320	4 (31)[2]	1,650	0% (2%)	$2,661,151 HOME
Encourage/Incent New Construction/ Rehabilitation of Market Rate Rental/Owner Occupied Housing Units	Provide loan funds for acquisition financing and development cost write-downs	10	14	150	9%	$1,032,543 CDBG
Increase Home Ownership	Provide funding for down payment and closing costs	0	1	0	N/A	$17,630 ADDI
Maintain/Improve Existing Housing Quality	Provide funding for repair of owner occupied single family housing	270	249	2,000	72%	$1,272,220 CDBG $1,092,727 HOME
	Provide funding for minor home repairs	695	634	N/A	N/A	$674,913 CDBG
Support CBDO's	Provide capacity building assistance to neighborhood organizations in targeted areas	23	19	23	83%	$3,407,971 CDBG
Build or enhance public infrastructure/facilities	Provide funding for building or enhancing public facilities and infrastructure	N/A	4	N/A		$511,974 CDBG
Aid Public Service Activities	Assist organizations providing senior, youth, child care, health care and other public supportive services	261,821[3]	295,478[3]	420,840	70%	$4,045,375 CDBG

Goal	Methodology	2010 Goal	2010 Results	5 Year Goal	Percent of 5 Year Goals Completed	Amount/ Formula Grant Expended[1]
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	198	1,500	13%	$2,123,294 CDBG
Make Substantial Progress Toward Eliminating Chronic Homelessness	Provide full range of services to minimize homeless/at-risk homeless persons	10,400[4]	23,553[4]	52,500	45%	$_____ ESG $628,370 CDBG
Maintain/Improve Services for HIV/AIDS Persons	Provide full range of services for HIV/AIDS persons/families	1,937	2,143	2,965	222.5%	$1,110,046 HOPWA

[1]The amount of grant funds expended reflects current entitlement and prior year funds spent in 2009.
[2]This number reflects total affordable units in projects assisted by CDA.
[3]This number reflects duplicated people and two projects benefiting low/moderate income persons on area basis.
[4]This number reflects duplicated people.

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 contracted for a new Analysis of Impediments to Fair Housing in the City of St. Louis. The new report should be complete in the next few months. 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 of effects 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 Civil Rights Enforcement Agency and Commission's 2010 Fair Housing Month Kickoff was held March 31, 2010. This annual event has become the agency's major outreach and education program designed to inform the public of rights and responsibilities under the Fair Housing Act. Specifically, the program aims to show how housing discrimination affects where a person lives, education, employment, and other opportunities in addition to causing anger, frustration and hurt. Agency partners engaged in removing impediments and affirmatively furthering fair housing in the St. Louis Region are invited to attend and are acknowledged as major contributors.

Held at the historic Old Courthouse in downtown St. Louis, the 2010 Fair Housing theme "Affirmatively Furthering Fair Housing-Community Engagement and Job Creation" was chosen to emphasize the strong link between fair housing and employment opportunities. Consistent with this theme, Assistant Secretary John D. Trasvina referenced his administration's strong focus upon enforcement of HUD Section 3 requirements.

Malik Ahmed, founder and CEO of Better Family Life, Inc., received CREA's 2010 Distinguished Fair Housing Award for his leadership of a community development corporation serving the St. Louis Metropolitan community which serves as a model for private and public shared initiatives that foster sustained growth in urban communities dominated by working and middle class citizens primarily impacting African Americans. Better Family Life launched Project C.R.E.A.T.E which is designed to foster greater economic independence, expand housing and provide economic opportunities for hundreds of residents in the Cochran Gardens residential area.

CREA held several other educational workshops and participated in local ethnic and cultural activities during program year 2010. Some of the activities were held in partnership with the YMCA's monthly diversity meetings, CORO Foundation, SLAACO, NAACP, Hispanic Festival and the International Institute's Festival of Nations.

CREA filed a total of 32 housing discrimination complaints. Nine cases were successfully conciliated, no probable cause determinations were rendered in 18 cases, two cases were

withdrawn with resolution, one case was withdrawn without resolution and two were closed for failure to locate complainants.

In 2010, CDA partnered with the Equal Housing Opportunity Council to offer a mandatory three-hour Fair Housing seminar for all Community Based Development Organizations (CBDOs). The purpose of this training was to ensure that each agency has a clear understanding of the essential components of the Fair Housing Act.

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 over the last decade has made it more and more 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, while most welcome, will likely serve only to ameliorate 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 tax credits and the State of Missouri's Affordable Housing Trust Fund and Neighborhood Preservation Tax Credits assist in these endeavors. Three awards by the Missouri Department of Economic Development of CDBG disaster funds to support affordable rental housing will also help.

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, 2010, the City of St. Louis qualified under both the distress criteria and received a 100 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 2010 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 2010 program year the City prepared and submitted the 2009 program year CAPER report, prepared and submitted the 2011 Action Plan and throughout the year carried out the activities set forth in the 2010 Annual Action Plan.

The 2009 draft CAPER report was made available for review by citizens on March 15, 2010, at the Community Development Administration's office and at the City of St. Louis Central Library located at 1301 Olive Street. Advertisements indicating the availability of the draft report were placed in the St. Louis Post-Dispatch on March 12, 2010, and in the St. Louis American on March 11, 2010. 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, 2010.

Three public hearings were held to obtain citizen comments and address any concerns related to the proposed 2011 Annual Action Plan. The first hearing was held on August 18, 2010, the second hearing was held on September 2, 2010, and the third hearing took place on October 22, 2010. 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 2009 CAPER reports along with summaries were available at the hearings so that citizens could review program accomplishment achieved during the 2009 program year. The City drafted the Annual Action Plan in conjunction with City departments, other agencies carrying out activities in 2010, 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 1015 Locust and on the St. Louis Community Information Network (http://stlouis.missouri.org).

During 2010 the City attempted to implement the projects and activities specified in the 2010 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 $823,297 in program income that was utilized for program activities, while $39,470 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, 2011, at the offices of the Community Development Administration and Planning and Urban Design Agency offices at 1015 Locust, in the City of St. Louis Central Express Library located at 815 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 and St. Louis Post-Dispatch on March 10, 2011 and March 7, 2011 respectively. 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 2010 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, 2011.

- **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 2010 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
- Home Buyer Assistance Program Participants
- CDBG-Funded Community Education Centers
- CDBG-Funded Expanded Recreation Centers
- ESG-Funded Emergency, Transitional & Permanent Housing Facilities
- HOPWA-Funded Activities

2010 City of St. Louis
CDBG Public Service Projects

Legend
Public Service Programs

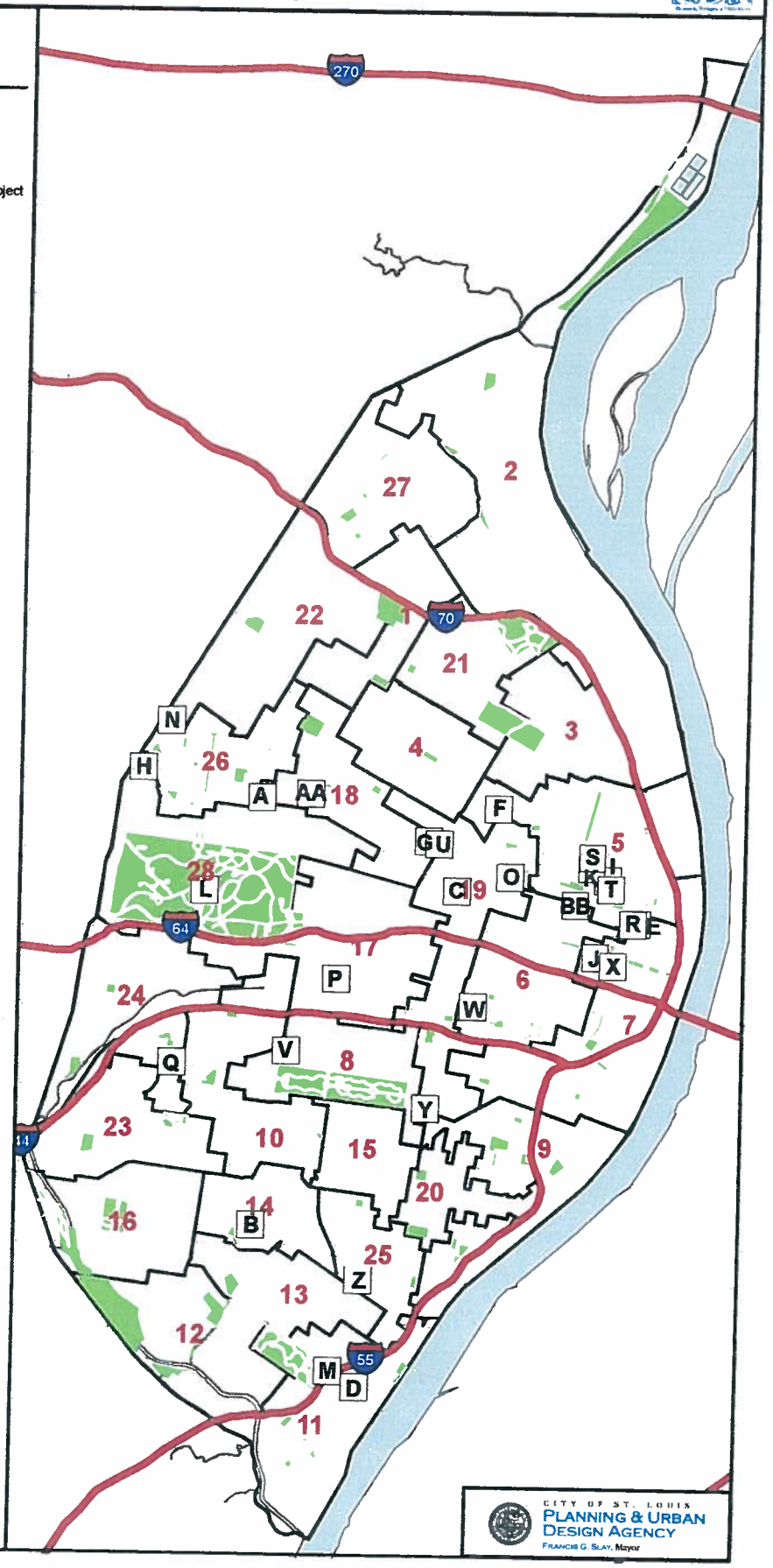
Ward		Organizations
18	A	Better Family Life Urban Rhythms 724 N. Union
11	B	Bevo Senior Services 4705 Ridgewood
19	C	Big Brothers Big Sisters Urban Expansion Project 501 N. Grand, Ste 100
11	D	Carondelet Family Literacy Program 6407 Michigan
5	E	Community Education Centers Program * 801 N. 11th St.
5	F	Community Health in Partnership Services 2431 N. Grand
18	G	Community Women Against Hardship 3963 West Belle
28	H	Contractors Assistance Program/ACCESS * 700 Rosedale
5	I	COVAM/Cochran Outreach 1622 O'Fallon
18	J	Elderly Services * 1520 Market
5	K	Elmer Hammond Day Care Center 1920 Cass
28	L	Expanded Recreation Program * 5600 Clayton Rd.
11	M	FCHC Adult Medicine 401 Holly Hills
22	N	Harambee Youth Job Training 1142 Hodiamont
19	O	Harambee Youth Program 3035 Bell
17	P	Herbert Hoover Junior Staff Career Development Program 4317 Vista
24	Q	Hi-Pointe Center 6020 Southwest
6	R	Housing Resource Center * 800 N. Tucker
5	S	Innovative Concepts School * 1927 Cass Ave
3	T	McElroy Day Care Center/ Carr Square Infant & Toddler 1629 Biddle
19	U	Metro St. Louis Equal Housing Opportunity Council 1027 S. Vandeventer
7	V	Operation Brightside - Clean-up * 4646 Shenandoah
6	W	Preventive Care Program 3017-23 Park Ave
7	X	Problem Properties Team * 1200 Market
5	Y	St. Elizabeth Adult Day Care Program 3401 Arsenal
19	Z	St. Louis Tax Assistance 4701 S. Grand Blvd.
18	AA	Union Sarah Senior Center 848 N. Kingshighway
6	BB	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.

N W E S

0 5,500 11,000 16,500
Feet



2010 City of St. Louis
CDBG - Community Based Development Organization

Legend

Organization

A Better Family Life Inc.
724 N. Union

B Carondelet Community Betterment Federation, Inc
6408 Michigan

C Community Renewal Development Corp.
2754 Bacon

D DeSales Community Housing Corporation
2759 Russell

E Dutchtown South Community Corporation
4204 Virginia

F Grand Oak Hill Community Corporation
4168 Juniata

G Hamiliton Heights Neighborhood Organization, Inc
5500 Natural Bridge

H Greater Ville Preservation Commission
1911 N. Taylor

I North Newstead Association
4601 Pope

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

K Park Central Development Corp
4512 Manchester

L Riverview-West Florissant Housing Corporation
6085 West Florissant

M Skinker DeBalivere Community Council
6008 Kingsbury

N Southwest Neighborhood Improvement Association
4950 Southwest

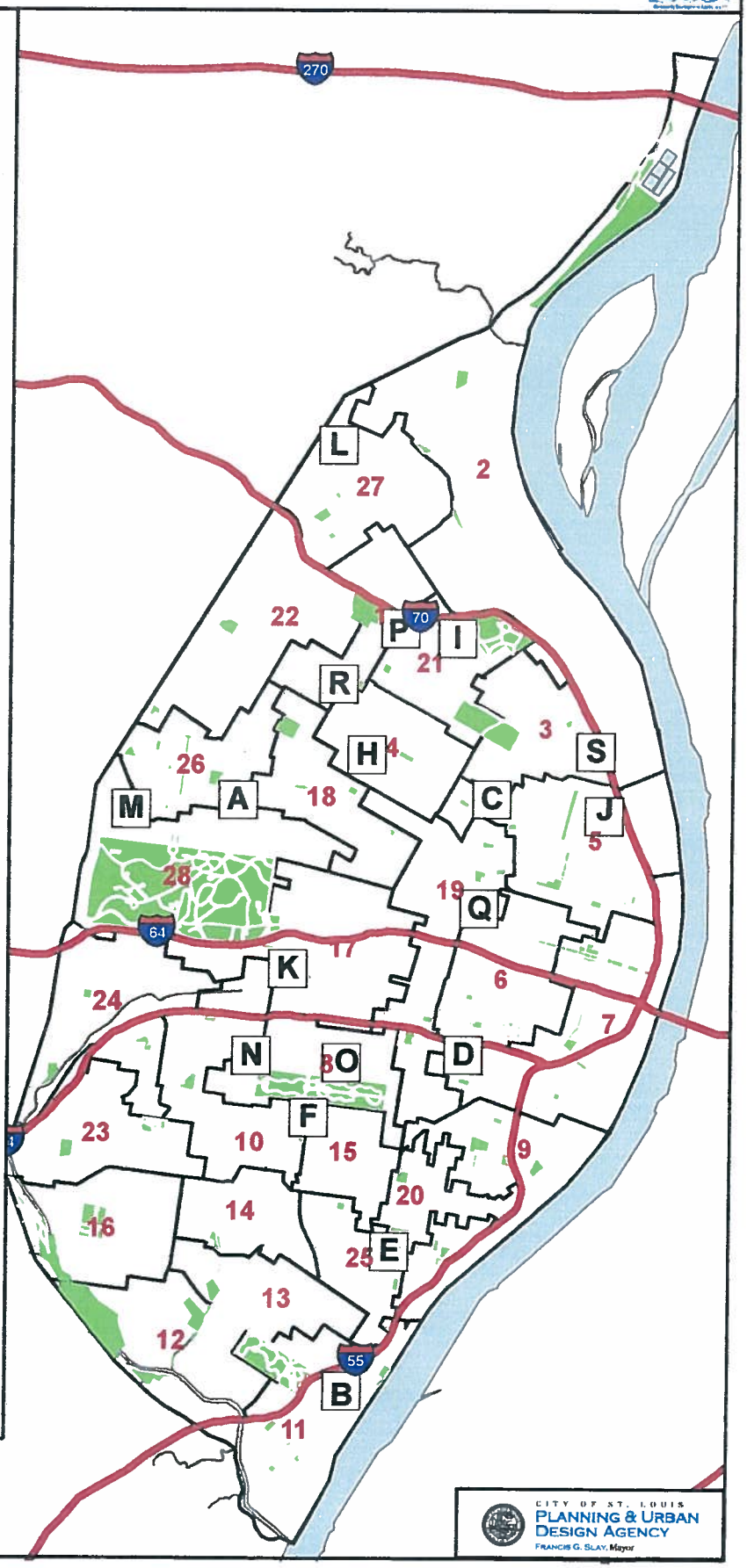
O Shaw Neighborhood Housing Corporation
4067 Shenandoah

P The ACTS Partnership
4330 Shreve

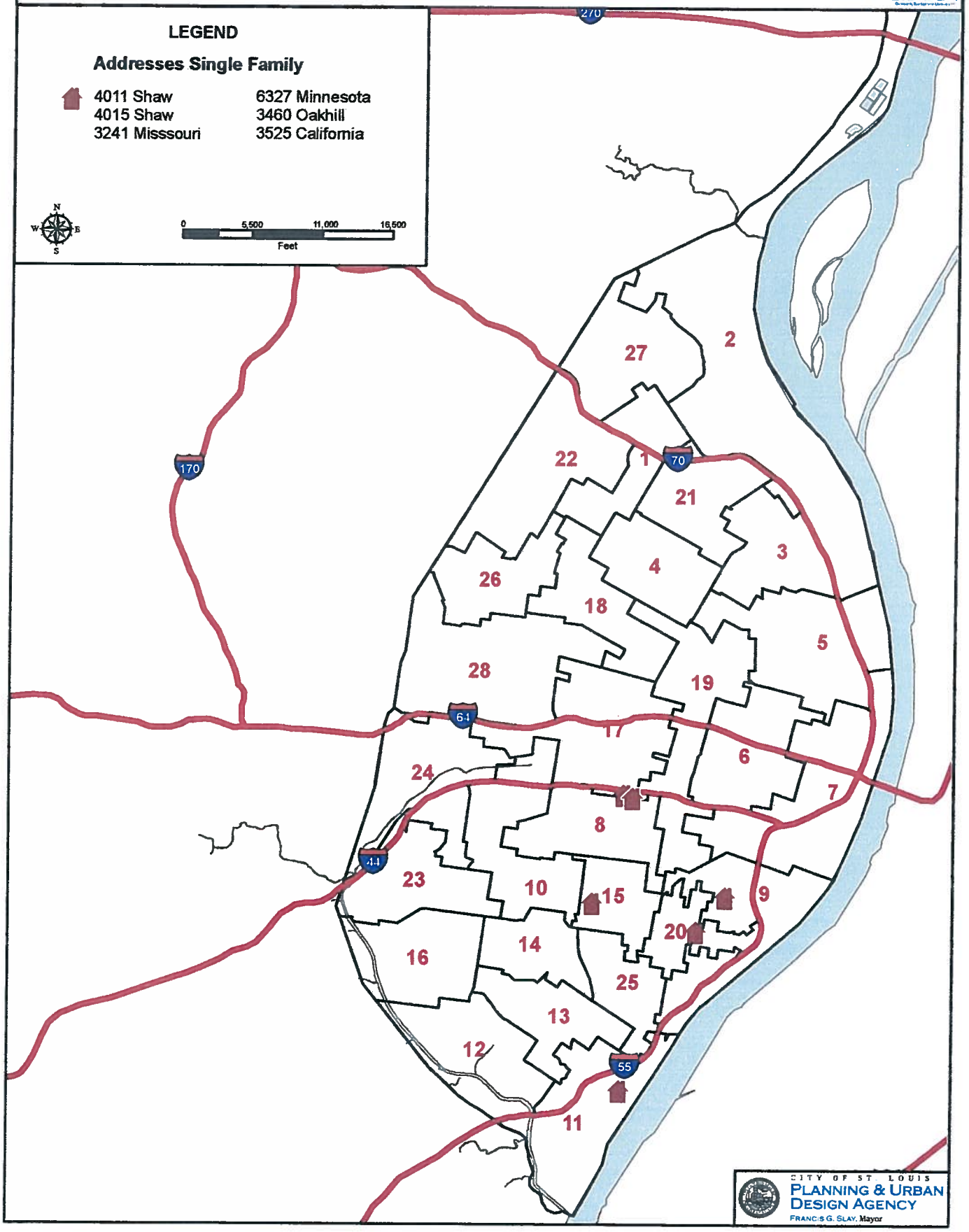
Q Vashon/Jeff/Vander/Lou initiative
3030 Locust

R UJAMAA Community Development &
Black Family Land Trust
3033 Euclid

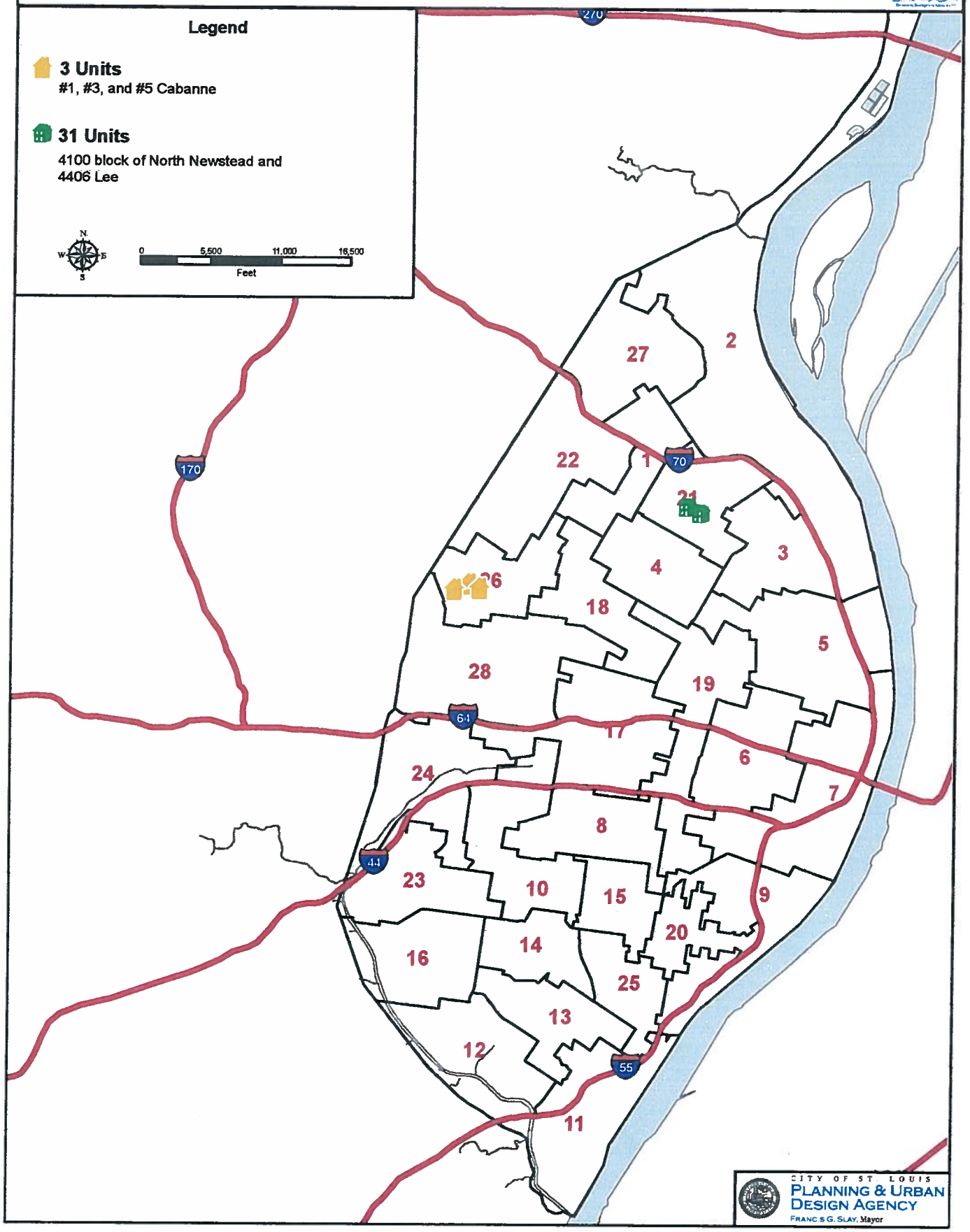
S Hyde Park Outreach
1400 Salisbury



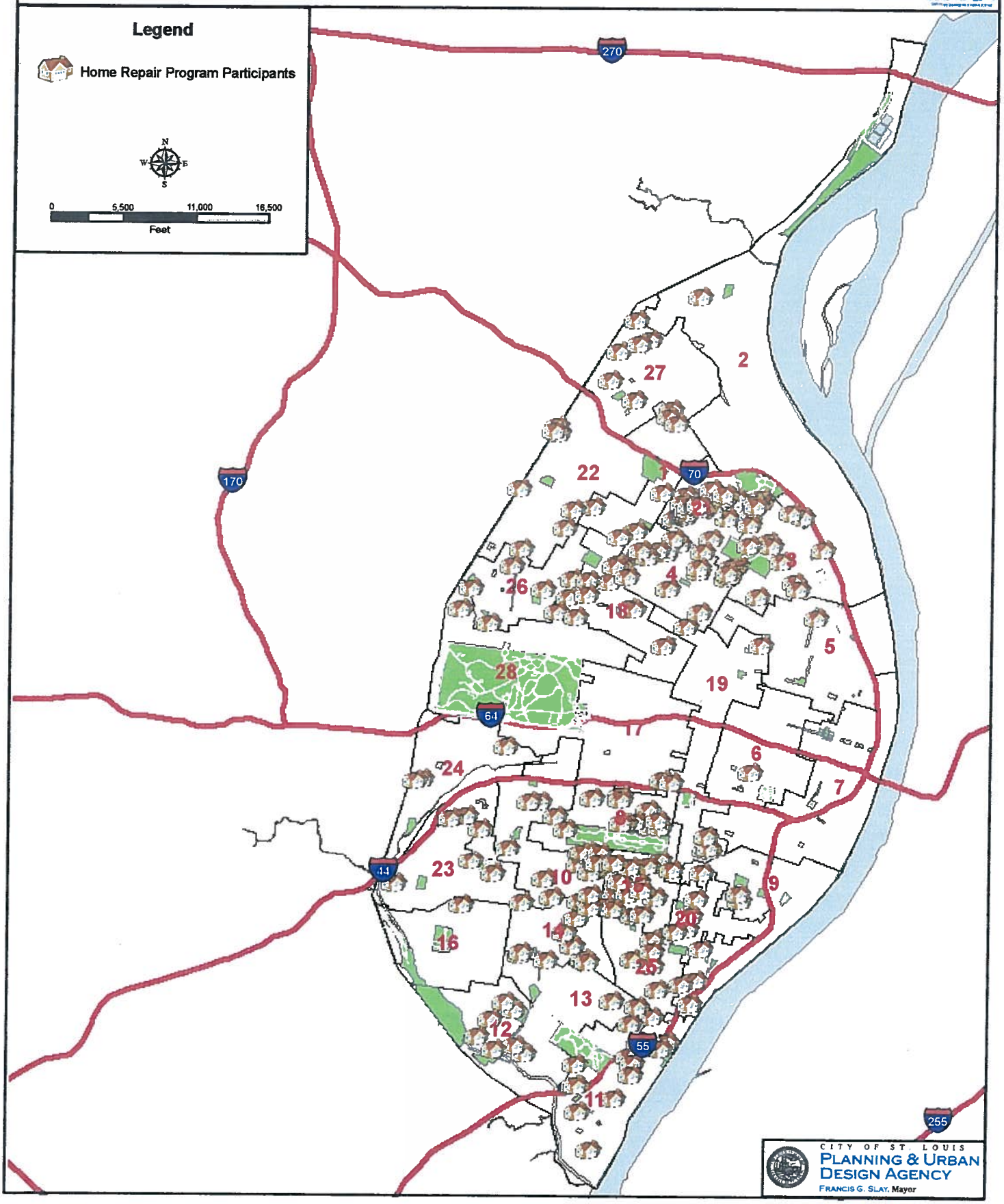
2010 City of St. Louis
CDBG/HOME Funded for Sale Residential



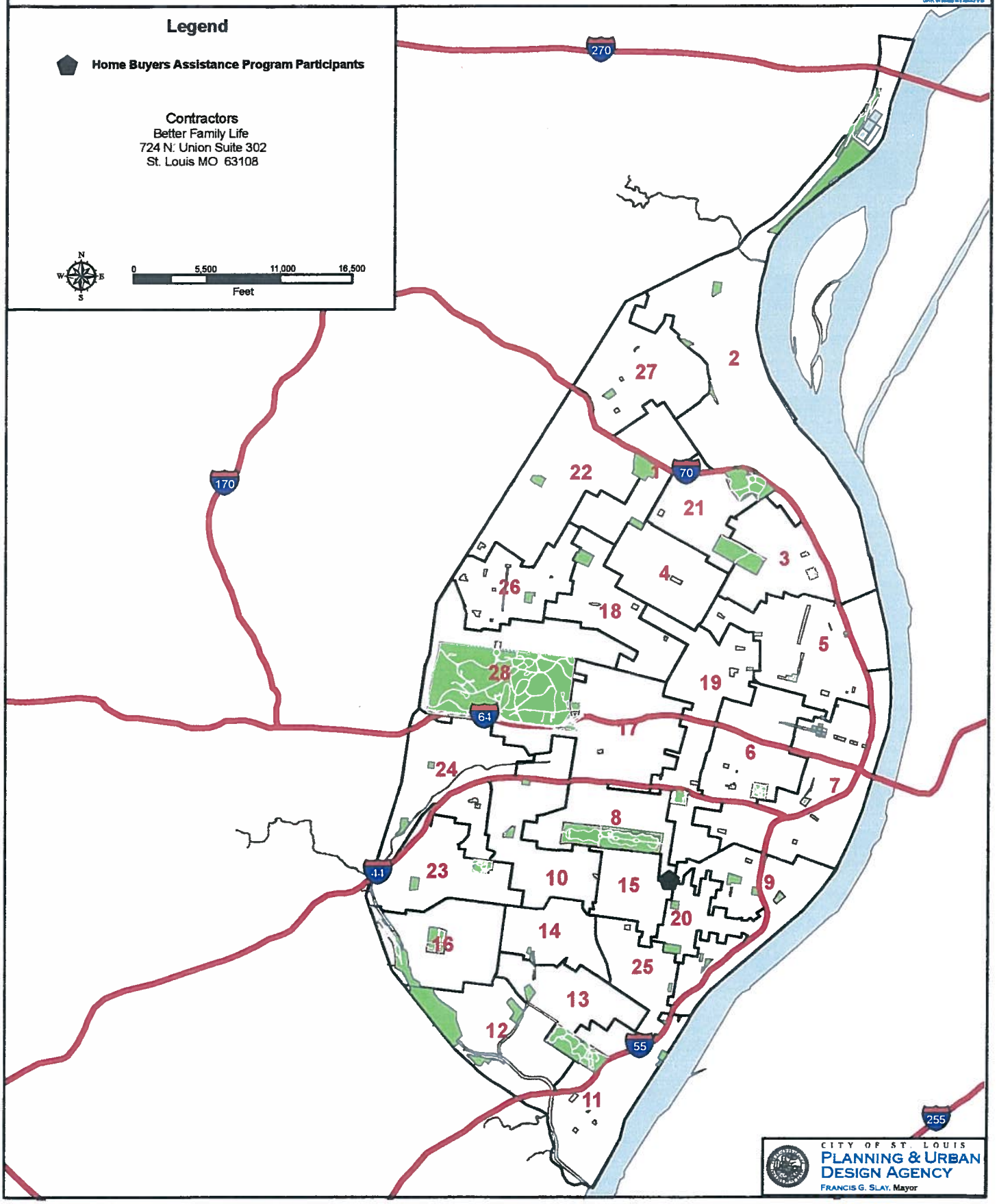
2010 City of St. Louis
CDBG/HOME Funded Rental



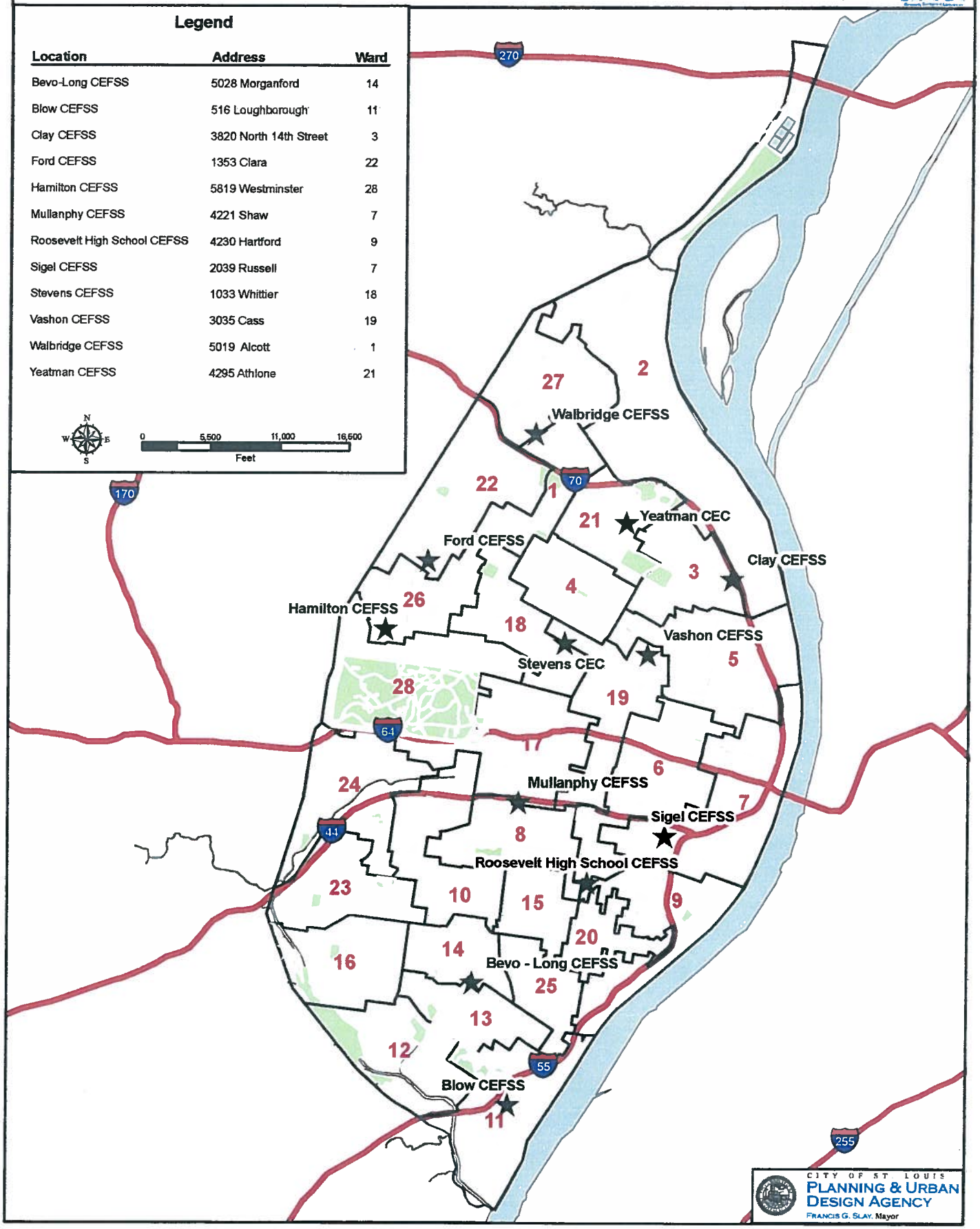
2010 City of St. Louis
Home Repair Program Participants



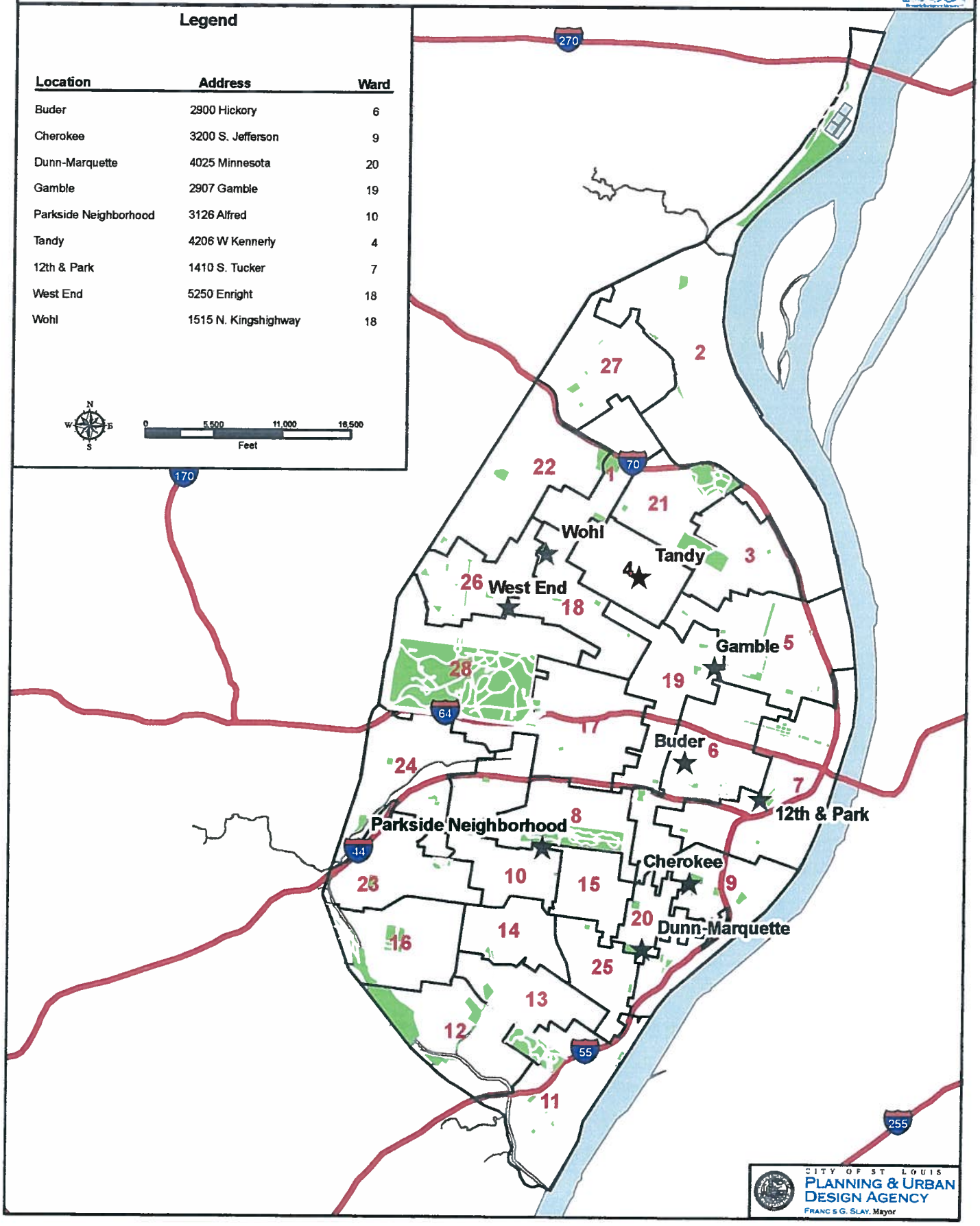
2010 City of St. Louis
Home Buyer Assistance Program Participants (Low Mod Income)



2010 City of St. Louis
CDBG - Community Education Full Service Schools (CEFSS)



2010 City of St. Louis
CDBG - Expanded Recreation Centers

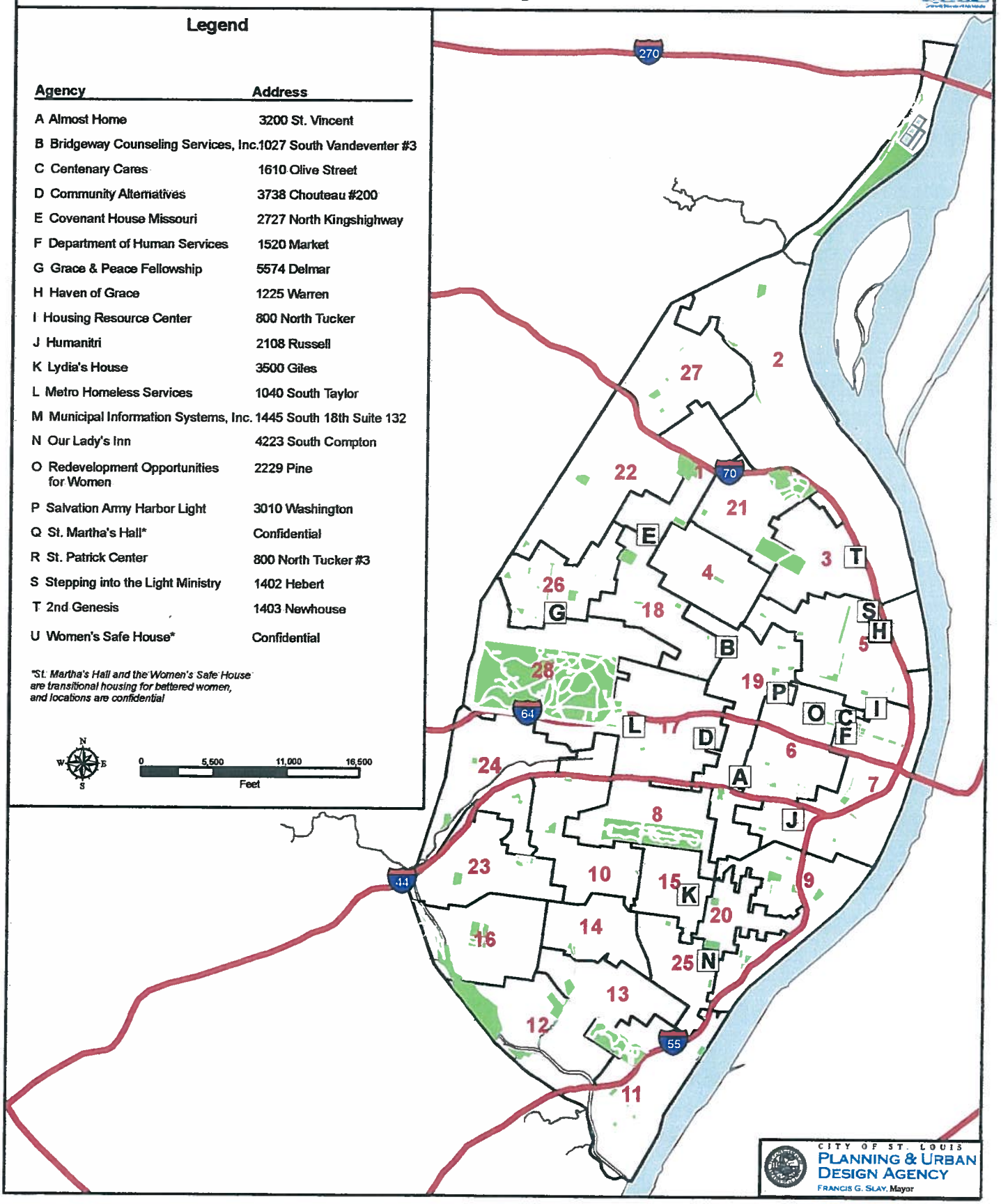


2010 City of St. Louis
ESG Projects

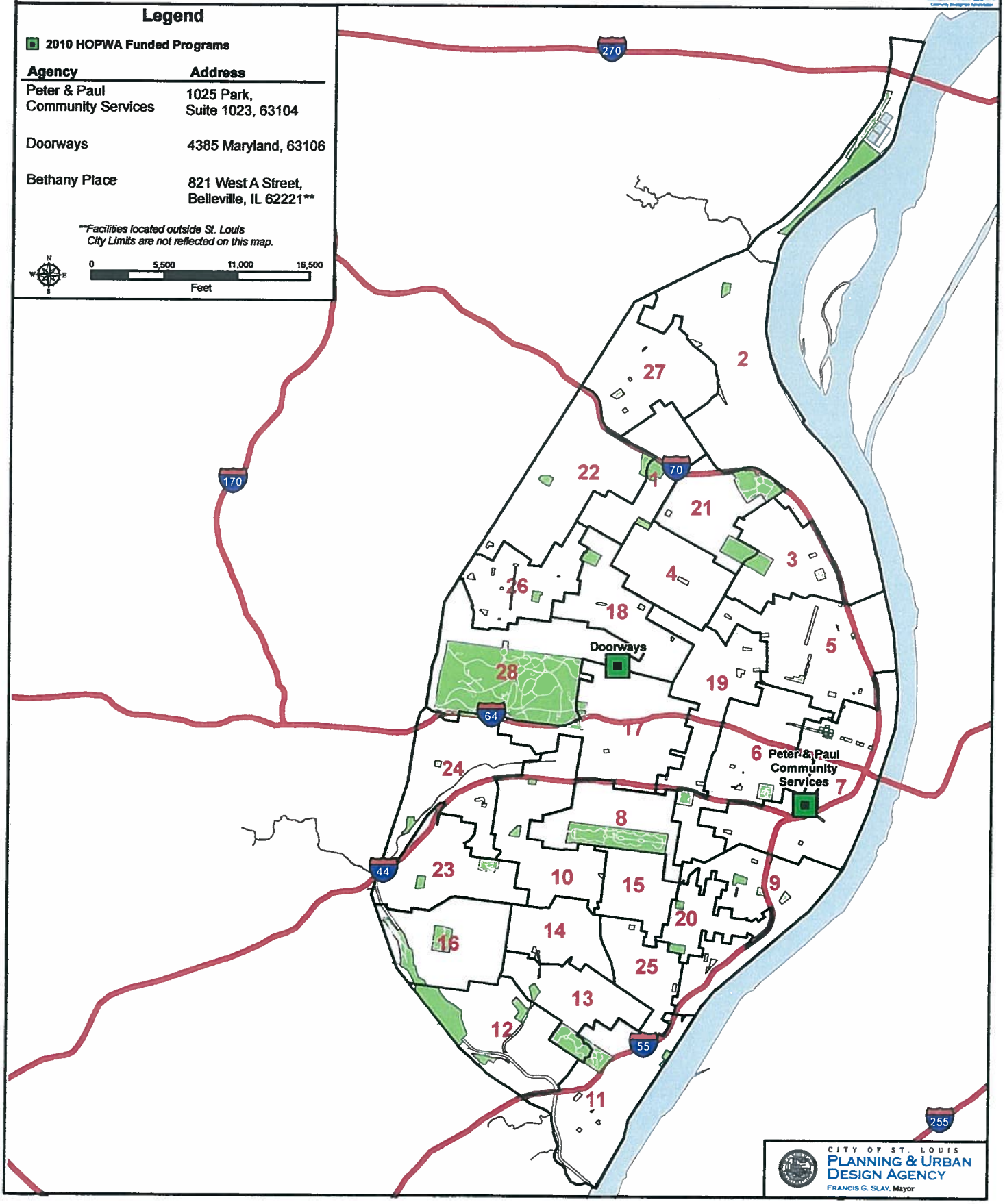
Legend

Agency	Address
A Almost Home	3200 St. Vincent
B Bridgeway Counseling Services, Inc.	1027 South Vandeventer #3
C Centenary Cares	1610 Olive Street
D Community Alternatives	3738 Chouteau #200
E Covenant House Missouri	2727 North Kingshighway
F Department of Human Services	1520 Market
G Grace & Peace Fellowship	5574 Delmar
H Haven of Grace	1225 Warren
I Housing Resource Center	800 North Tucker
J Humanitri	2108 Russell
K Lydia's House	3500 Giles
L Metro Homeless Services	1040 South Taylor
M Municipal Information Systems, Inc.	1445 South 18th Suite 132
N Our Lady's Inn	4223 South Compton
O Redevelopment Opportunities for Women	2229 Pine
P Salvation Army Harbor Light	3010 Washington
Q St. Martha's Hall*	Confidential
R St. Patrick Center	800 North Tucker #3
S Stepping into the Light Ministry	1402 Hebert
T 2nd Genesis	1403 Newhouse
U Women's Safe House*	Confidential

**St. Martha's Hall and the Women's Safe House are transitional housing for battered women, and locations are confidential*



2010 City of St. Louis
HOPWA - Funded Facilities



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 of 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 department directors met bi-weekly with the Mayor's Executive Director of Development until her departure in October 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. The department directors have maintained their own weekly meeting schedule since that time. 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 Manager and the Federal Grants Section of the City of St. Louis Comptroller's Office 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 2010, CDA enhanced its monitoring of the St. Louis Development Corporation (SLDC) administered work programs by performing two on-site programmatic monitoring visits during the year. The first visits occurred during the months of August – October and focused on compliance and the completion of objectives. The second visits, which occurred in January – February 2011, focused on findings and concerns noted in the initial visit (if applicable) as well as CDBG compliance and the status of program completion.

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 by the CDA Fiscal Section and approved 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 Federal Grants Section for accuracy. All budget revisions must have prior approval by CDA and the Federal Grants Section. CDA meets monthly with the Federal Grants Section and the Internal Audit Section to discuss various administration topics. During the monthly meeting the three departments discuss any concerns noted by each in the prior month regarding the operating agencies reimbursement requests and budget revisions, fiscal monitoring site visits, A-133 report reviews and programmatic monitoring. The Internal Audit Section's fiscal monitoring schedule is adjusted at that time 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 all St. Louis Development Corporation contracts. Internal Audit's fiscal monitoring report for this agency was issued on November 19, 2010. All prior year observations have been corrected and there were no new observations. Corrective action was taken by the agency to resolve the concerns addressed in the observations. The agency's OMB Circular A-133 report for the year ending June 30, 2009, contained no findings relating to the Financial Statements reported nor did the report contain any findings or questioned costs relating to federal awards.

HOME Compliance Monitoring

HOME monitoring is performed by the Residential Development Asset Manager, with a support team made up of the Division Director, legal counsel, the Administrative Assistant II, one or more Housing Analysts and the manager of the design and construction staff. 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, in order to ensure that various aspects of HOME Monitoring, including inspections and legal procedures, are covered. The Asset Manager 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 August 15 of the same year informing the owner/manager of a September 30 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 September 30 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 December, 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.

HOPWA Monitoring:

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 action recommendations from the audit team are always adopted by The Department of Health, and meetings with the subcontractor take place to develop corrective action plans. In extreme cases, this could result in a subcontractor 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 is reviewed by the Department of Health's fiscal section before entering into a contract with an agency.

Program Monitoring

In addition to monitoring audits performed by the City Comptroller's Office, the Contract Compliance Officer 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 Contract Compliance Officer 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, such as 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 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 the 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.

The enhanced review of the St. Louis Development Corporation work programs has allowed CDA to more effectively monitor the agency's programs and to work with the staff to address any issues in a timely manner. The inclusion of an attorney on the Business Development Support program staff has helped to ensure compliance with all regulations governing the program.

HOME Compliance Monitoring

The Asset Manager continued to follow the monitoring procedures revised in 2008. During 2010 there were 544 units operating under a HOME Regulatory Agreement. The Asset Manager collected income certification information for these units.

In addition, CDA staff inspected 26 properties representing 365 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 128 units in seven 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 2010 and conducted monitoring visits in early 2011.

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:

Program Year 1 monitoring activities throughout the St. Louis Eligible Metropolitan Statistical Area for the HOPWA program included a thorough on-site monitoring visit in 2010 and routine desk audits of invoices and reports that resulted in the identification of organizational strengths, weaknesses, and areas for improvement. The 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. One project sponsor, Bethany Place, had several recurring deficiencies originally identified in the 2009 visits as well as several other compliance issues. This information was utilized in the award recommendations for Program Year 2 (2011). Guidance was provided to Bethany Place through the final monitoring report on how to prepare better housing assessments and plans, document eligibility, and comply with other regulations pertaining to facility based facilities (i.e. rent reasonableness, housing quality standards).

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 2010 the Community Development Block Grant program continued in St. Louis for the 36th consecutive year, and the HOME program continued for the18th consecutive year. Staff continued efforts to fulfill the reporting requirements of the Integrated Disbursement Information System (IDIS). At the end of 2010 there were 7,185 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 2010 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 2010 two block grant funded day care facilities -- Elmer Hammond and McElroy -- continued program operations.

Youth and Family Services - Services continued much as normal during 2010. The youth and family programs that provided services in 2010 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.
- Better Family Life Urban Rhythms provided activities in the summer months for youth in the West End area.
- Youth and Family Center provided organized activities to children ages 6 to 12 years.

Elderly Services - The Bevo and Union Sarah Senior Centers and the St. Elizabeth Adult Day Care program operated much as expected in 2010. The St. Louis Area Agency on Aging (SLAAA) contracted with the Wesley House organization to provide home-delivered meals to

elderly City residents. The South Side Senior Citizen Center provided transportation and activities for seniors.

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 2010 through the Housing Resource Center program. This program provided for 2,733 shelter placements, homeless prevention services to 251 at-risk households and relocation services to 86 households. 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 2010 and will undoubtedly remain so in the future.

Community Services - In 2010 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, Carondelet Family Literacy, 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 which provided free preparation and e-filing of federal and state income tax forms for income eligible City residents.

Youth Employment - In 2010 three programs offered youth employment services. The Harambee Youth Training Program provided light construction apprenticeship training and employment to youth. The Junior Staff Career Development Program provided community service employment to youth and the Riverview West Florissant CBDO and Dutchtown South CBDO Beautification Programs provided summer employment to youth.

Interim Assistance:

Under the Interim Assistance category, the SLDC Maintenance program continued efforts in 2010 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 1,576 buildings, the clearing and maintenance of 3,131 vacant lots and the trimming or removing of 2,022 hazardous trees constituted an important effort to maintain the integrity of neighborhoods undergoing changes to their residential fabric.

Public Facilities and Improvements:

In 2010 four CDBG-funded public facility improvement projects were completed: sidewalk improvements near Ford Apartments; improvements to eligible parts of Brock and Wyatt Streets; infrastructure and/or accessibility improvements to Fanetti and Tilles Park. In addition, the UJAMAA Community Center is at 15% completion.

Community Based Development Organizations:

The City continued its support of 19 Community Based Development Organizations (CBDO's) in 2010. 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 2010 accomplishments for these 20 not-for-profit corporations are detailed on their individual project sheets.

Housing:

Homebuyer Assistance Programs - Technical assistance/financial aid programs for down payment and/or closing costs assisted one household in the purchase of a house in the City of St. Louis in 2010. Funding for the programs was originally appropriated in 2008 and the two administering agencies, Better Family Life and Beyond Housing, utilized remaining funds from the appropriation in 2008. While it is anticipated that no HOME and/or ADDI funds will be available to assist homebuyers in 2011, Better Family Life obtained funding sources from the Federal Home Loan Bank in which to provide down payment and closing costs assistance.

Home Repair – Aid in maintaining and repairing homes was also a major focus of the use of CDBG and HOME funds in 2010, enabling CDA to assist in the preservation of mostly single-family housing stock throughout the City. In 2010 a total of 249 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 749 minor home repair projects, which exceeded the 2010 goal of 700 projects completed. In addition, the agencies completed over 3,400 minor home repairs in the 749 projects.

Housing Development - In 2010 the Community Development Administration assisted in the completion of a total of 31 affordable housing units, all of which were rental units and were newly constructed. Market rate units totaled 14, 11 of which were for sale and three of which were rental. Six were rehabilitated and eight were CBDO-sponsored new construction.

Economic Development:

In 2010, the primary efforts to undertake CDBG funded economic development activities were carried out through the St. Louis Development Corporation. 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 million, and loan amounts are based upon the type of program used. Benefits to the business 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 21 loans were approved (7 EDA loans and 13 CDBG loans and 1 SBA loan) and 15 of those have closed during the program year. Total CDBG funding for loan activity in 2010 was $1,150,000. This amount leveraged $14,765,179 in private funding and equity. In other words, $12.83 of private and owner equity funding spent for every one dollar of CDBG funds for the loan program activity.

In 2010, the total number of jobs projected from the CDBG loan activity mentioned above was 164 new jobs. Of the new jobs, all positions can be assumed to be made available to low to moderate income persons. The result of the new hires is that approximately 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 that loans made later in the program year are less likely to generate positions within the same program year. It should also be mentioned that job creation is projected over a two-year period. Loans made in 2010 will continue to produce jobs into 2011 and 2012 program years.

The contractual obligations and follow-up with companies for prospective hires is handled by St. Louis Agency of Training and Employment (SLATE). After loans are approved a referral is filled out and forwarded to SLATE so 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. 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 there are also a few forgivable and soft loans, and grants. During 2010 approximately $2.4 million dollars in loans closed leveraging around $21 million in investment throughout the City. Approximately 225 jobs will be created by these loans. The loans that were closed during 2010 included:

- **Eat to Live, LLC:** Eat to Live, LLC was established by Yours, Inc. to operate and manage the Yours Market Grocery Store in the Baden neighborhood of north St. Louis. Plans are to offer naturally grown produce, health and beauty products, fresh meats and other grocery products. The total project cost was approximately

$675,000, which includes a CDBG loan of $150,000. Eat to Live, LLC plans to create 15 new full time jobs.

- **United Fruit and Produce Co. Inc.:** United Fruit and Produce is a leading supplier of fresh fruits and vegetables to food retailers and the food service industry. United Fruit and Produce expanded its operations to now include a USDA certified processing facility for cutting and packaging fruits and vegetables for sale. The company currently employs approximately 400 people and plans to create 50 new full time positions. The overall project cost was approximately $1 million, which included a CDBG loan of $75,000.

- **Beaumont Acquisitions, LLC:** Affordable Office Interiors, LLC d/b/a The Warehouse of Fixtures operates the business and the property owned by Beaumont Acquisitions, LLC. The ownership of each entity is the same. The business sells new, used, and refinished office furniture and is known for its good quality, great selections, and values based furniture. The company employed 11 people and plans to grow by an additional 10 employees. The total project cost was approximately $1,410,000 which included a CDBG loan of $125,000.

Business Development Projects - The Business Development Division administers a number of different kinds of loans, working in conjunction with the Local Development Co. 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 there are also a few forgivable and soft loans, and grants.

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 2010 the BAC assisted various businesses with the following licensing and permit activities. The BAC served 895 business clients in 2010.

- Graduated Business Licenses: 607
- Occupancy Permits: 665
- Building Permits: 58
- Preliminary Design Review Meetings: 9
- Board of Adjustment Hearings: 45
- Board of Building Appeals Hearings: 6
- Conditional Use Hearings: 125

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 - Several of the Boards under the umbrella of SLDC have the ability to issue tax exempt revenue bonds which provide long term attractively priced financing for major projects (greater than one million dollars). The Industrial Development Authority handles the majority of these projects, but both PIEA and LCRA can issue a special type of bond – bank eligible bonds, which can be used to make fixed asset financing for non-profit corporations more affordable, and Chapter 100 bonds, where the financing can be utilized as a development incentive to provide personal property tax abatement for important business development projects. Revenue bond financing is limited to basically six types of activities:

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

In addition to these typical bond projects the federal government through the stimulus legislation created additional bond financing opportunities. Both Build America Bonds and Recovery Zone Bonds were created as part of the stimulus act. These programs subsided at the end of calendar year 2010.

Bonds can be used to finance fixed assets only on these projects and are generally limited to projects in the range of a million dollars or more. In 2009, there were ten revenue bond projects. In total $155,462 in 10 bond projects were issued by the Industrial Development Authority and the Land Clearance for Redevelopment Authority in 2010. This includes 6 multi family housing projects which created or substantially renovated 537 units of housing available to low income households.

In 2010 the following projects used revenue bond financing:

- **St. Luke's Plaza Apartments Project:** The Industrial Development Authority issued $11 million in tax-exempt multi-family housing bonds for the acquisition and renovation of the St. Luke's Plaza Apartments. The total project cost is $23,456,000. This project included a complete overhaul of the 80 year-old apartment complex, including complete new kitchens and bathrooms, new HVAC, flooring, doors, new roof and tuck pointing. 95% of the apartments (205 units) will be affordable and the remaining 5% (11 units) will have no income restrictions.

- **St. Louis Art Museum Foundation:** The Industrial Development Authority issued $55 million in Cultural Facilities Revenue Bonds for the St. Louis Art Museum Foundation, a 501(C)-3 non-profit corporation. The total project cost is $124,500,000. This project includes renovation and improvements to approximately 20,000 square feet of the original 1904 Cass Gilbert-designed museum building, the construction and furnishing of a new adjoining museum building of approximately 77,000 square feet, and the construction of an approximately 300-space below-ground parking garage.

- **St. Louis Science Center Foundation:** IDA issued $14,450,000 in Taxable Facilities Improvement Bonds to fund the expansion of the St. Louis Science Center at 5050 Oakland Avenue. The project included a new Exhibition Hall of 13,200 square feet and the acquisition of an 80,000 square foot building for future Science Center expansion.

- **St. Louis Municipal Library District – Central Branch Modernization:** The LCRA issued recovery zone bonds in the amount of $25,825,000 for complete renovation of the historic central library including several upgrades, the creation of new collection exhibition space, and building wide modernization of the 100 year old building in downtown St. Louis at 815 Olive Street

- **Places for People Multifamily Housing Bond – 5235 Page Avenue:** The IDA issued $3,000,000 in tax exempt multi family housing revenue bonds as part of a total project of $5,900,000 to acquire and renovate an historic former school property in the Hyde Park Neighborhood into 23 affordable housing units for low income individuals affected by mental illness. Places of People, a non-profit organization supporting independent living for the disabled, will own, manage and provide services for the tenants.

- **Arlington Grove Apartments Project – Ville Neighborhood:** IDA issued revenue bonds as part of a total project of $29 million to acquire and renovate the former Arlington School and to construct 91 units of garden housing. One hundred one of the 112 units will be income-restricted, targeting households at 60% of the regional median income or less.

- **The Railway Exchange Building:** The IDA issued $458 million in tax increment financing bonds for the Railway Exchange Project. The $450 million is part of a total project of $117 million to renovate the historic downtown office building. The TIF bonds will be retired through new incremental taxes generated by the project and dedicated for this purpose by ordinance of the Board of Aldermen.

- **Eliot School Apartments Project – Hyde Park Neighborhood:** The IDA issued a total of $6.3 million in tax exempt multi-family housing revenue bonds as part of a total project of $12,700,000 to acquire and renovate the former Eliot School and the renovation of buildings in the Hyde Park Neighborhood to create 34 units of affordable housing targeting households at 60% of the median income for the region.

- **Council Towers Apartments Project – 314 South Grand Boulevard:** The IDA issued a total of $33,362,000 in tax exempt multi-family revenue bonds as part of a total project of $42,000,000 to acquire and renovate the existing Council Towers Apartments. The 227-unit project will be dedicated to affordable senior housing. The project will spend approximately $100,000 per unit in renovation and target senior household at 60% of the median household income or lower.

- **Leather Trades Loft Project – 1600-1608 Locust Street:** The IDA issued $16,700,000 in tax exempt multi-family housing revenue bonds as part of a total project of $22 million to acquire and renovate the Leather Trades Building into 86 units of affordable housing targeting households at 60% of the regional median income or lower. The project will target artists and provide additional amenities including studio space to support the artists living in the historic property.

- **Covenant House Residential Facilities Bond – 2727 North Kingshighway:** The IDA issued $2,450,000 in tax exempt residential facilities revenue bonds as part of a total project cost of $5 million to refinance the acquisition and renovation of a building at 2727 North Kingshighway for Covenant House Missouri. The facility will house up to 50 at risk youth and provide programs and counseling to get these young people ages 16 to 21 back on track.

- **Kiel Opera House:** The Land Clearance for Redevelopment Authority issued at total of $32,595,000 in revenue bonds including $31,150,000 in federal recovery zone bonds for the acquisition and renovation of the long closed Kiel Opera House. The project will result in the renovation of the historic downtown opera house as an event venue with a capacity of 3500 seats along with multiple smaller spaces for shows and events with smaller audience.

Neighborhood Commercial District Improvement Program - In 2010 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 182 businesses benefiting from program funding provide a total of 1,516 jobs within the City, and range in longevity from 35 new businesses to longstanding retailers located in St. Louis for 172 years. In addition to facade and public improvement projects, seven 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.

Projects completed in 2010 are as follows:

Ward	Project	Project Address	Amount of City Cost	Date of Completion
3	360 Brake Service	4044 N. Grand Blvd.	$15,930.00	12/29/10
4	Desta's Market	2503 N. Taylor	$14,160.00	12/29/10
4	Human Development Corporation	4548 Dr. Martin Luther King	$12,150.00	12/29/10
6	Gelateria Tavolini	1327 Washington	$600.00	12/29/10
8	All Auto Sales	5301-11 Arsenal	$3,648.00	12/29/10
9	Post 422 American Legion	2601 S. 11th Street	$1,527.80	12/29/10
24	American Pulverizer	5540 West Park	$7,000.00	12/29/10
27	G.E.E. Investments, Ltd.	6300-28 W. Florissant	$39,700.00	12/29/10
7	Longridge Trading, LLC	2245 Gravois	$5,000.00	12/16/10
13	Gravois/Morgan Ford Parking Lot	5010 Gravois/Morgan Ford	$255.00	12/16/10
17	The Grammophone	4243 Manchester	$5,000.00	12/16/10
19	Moto Museum	3441 Olive	$2,000.00	12/16/10
20	Cooled Matter Studio	3817 S. Broadway	$5,000.00	12/16/10
25	Ward 25 Utility Box Art	Ward 25 Commercial Intersections	$1,050.00	12/16/10
7	Soulard Restoration Group	1911 S. 12th Street	$5,000.00	12/9/10
1	Les Beaux Enfants	3346-45 Union	$2,550.00	12/6/10
11	Ivory Triangle	Virginia/Schirmer	$1,950.00	12/6/10
10	Coke Law Firm	3187 Morgan Ford	$898.79	11/19/10
21	Flames BBQ	4156 N. Newstead	$4,258.27	11/19/10
26	Epstein Commercial Building	5164 Dr. Martin Luther King	$16,400.00	11/19/10
6	Baisch & Skinner	2721 LaSalle	$2,805.00	11/9/10
15	A Walk In the Park	3892 Wyoming	$742.00	11/9/10
6	Baisch & Skinner	2721 LaSalle	$2,050.00	11/4/10
22	Premier Auto Storage	3901 N. Kingshighway	$5,879.82	11/4/10
22	Tandy Medical Building	3737 N. Kingshighway	$3,827.56	11/4/10
3	Big Daddy's Fried Ribs	2812 N. Grand	$1,925.00	10/29/10
9	Boots Contemporary Art Gallery	2307 Cherokee	$5,000.00	10/29/10
22	Dorothy's TV Repair	5917 Dr. Martin Luther King	$14,750.00	10/29/10
5	Ken's Refrigeration	2901 Eliot	$10,000.00	10/21/10
20	H&A Restoration & Development, LLC	3100 Gravois	$10,000.00	10/21/10
20	Kiddiversity	3405 Chippewa	$5,000.00	10/21/10
9	Black Bear Bakery	2639-41 Cherokee	$1,900.00	10/15/10
17	Roofing Supply Group	1505 S. Vandeventer	$3,259.10	10/15/10
19	J.P. Bushnell Packing Supply Co.	3041 Locust	$10,000.00	10/15/10
6	Tap Room	2100 Locust	$2,000.00	10/7/10
10	Holloran Properties	5423 Northrup	$10,000.00	10/7/10
12	Quincy Street Bistro	6931 Gravois	$13,000.00	10/7/10
13	Gravois/Morgan Ford Parking Lot	Gravois/Morgan Ford Commercial District	$55.50	10/7/10
14	Bosna Gold	4601 Gravois	$7,750.00	10/7/10
10	Girasole	5200-08 Wilson	$1,712.20	9/23/10
6	Diner's Delight	1504 S. Compton	$37,400.00	9/13/10
6	Diner's Delight	1504 S. Wilson	$1,500.00	9/13/10

Ward	Project	Project Address	Amount of City Cost	Date of Completion
8	All Auto Sales	5301-11 Arsenal	$2,652.00	9/13/10
2	Veasley's, TLC Child Development Ctr.	8501 N. Broadway	$4,975.00	9/3/10
5	United Bags, Inc.	Airport Fence, Co.	$12,000.00	9/3/10
8	Café Natasha Kabob Intl.	3200 S. Grand Blvd.	$6,365.29	9/3/10
22	Dorothy's TV Repair	5917 Dr. Martin Luther King	$20,400.00	9/3/10
25	Electrical Box Art Project	Ward 25 Commercial Area	$450.00	9/3/10
21	Baphorah's Unlimited Car Wash	4101 W. Natural Bridge	$6,400.00	8/30/10
5	Gateway Homeless Services	1000 N. 19th Street	$10,000.00	8/27/10
9	Pizzas of Eight	1915 Cherokee	$1,883.50	8/27/10
10	St. Louis Restoration	1831 S. Kingshighway	$10,440.00	8/27/10
13	Gravois / Morgan Ford Parking Lot	Gravois/Morgan Ford	$314.69	8/27/10
14	Bosna Gold	4601 Gravois	$8,725.00	8/27/10
17	Space, LLC	4168 Manchester	$5,364.29	8/27/10
19	Gateway Homeless Services	1000 N. 19th Street	$10,000.00	8/27/10
24	Latitude 26	6401-09 Clayton	$4,329.64	8/27/10
7	Pohlman Development, Inc.	2301 S. Jefferson	$2,000.00	8/25/10
15	Artistic Electrical Box	S. Grand @ McDonald	$1,020.00	8/24/10
15	Artistic Electrical Box	S. Grand @ Lierman	$1,050.00	8/24/10
15	Artistic Electrical Box	St. Grand @ Chippewa	$1,200.00	8/24/10
25	Artistic Electrical Box	St. Grand @ Itaska	$1,020.00	8/24/10
25	Artistic Electrical Box	St. Grand/Delor	$1,200.00	8/24/10
5	Liberty Auto Parts	3611 Cass	$7,700.00	8/20/10
1	Lee's Family Laundromat	3316 Union	$17,430.00	8/6/10
4	Martin Luther King Tire Co., Inc.	4107 Dr. Martin Luther King	$25,276.00	8/6/10
10	Bertarelli Cutlery	1927 Marconi	$2,597.00	8/2/10
25	Lanlow Partnership, LLC	4140-48 S. Grand Blvd.	$43,730.00	8/2/10
15	St. Louis Auto Parts Co.	3400 Gravois	$11,768.00	7/30/10
25	The Village Too	4164 S. Grand	$8,760.00	7/30/10
9	JAD Productions, LLC	2608-10 Cherokee	$10,000.00	7/22/10
10	TD4	3400 Morgan Ford	$10,000.00	7/22/10
18	Vanessa Williams Select Properties	2602 Washington	$34,781.29	7/22/10
25	Urban Eats Café	3301 Meramec St.	$6,024.32	7/22/10
12	Dragon Karate & Fitness Club	7248 Gravois	$15,027.00	7/15/10
12	Plumbing Masters/Ragsdale Salon	6909-11 Gravois	$14,116.00	7/15/10
12	The Gyro Co.	7240 Gravois	$16,161.00	7/15/10
22	Triad Manufacturing	4321 Semple	$10,000.00	6/30/10
5	Wave Taco	1335 Convention Plaza	$8,974.75	6/29/10
6	Gelateria	1327 Washington	$1,222.00	6/29/10
15	Mojo Tapas	3117 S. Grand	$2,500.00	6/24/10
10	Zia's	5256 Wilson	$4,300.00	5/13/10
10	Zia's	5256 Wilson	$6,480.00	6/11/10
15	St. Louis National Pizza	3201 Wilson	$2,990.00	6/11/10
25	Behrman's Tavern	3155 Meramec	$922.00	6/11/10

Ward	Project	Project Address	Amount of City Cost	Date of Completion
13	Playoffs	5713 Gravois	$5,100.00	6/4/10
7	Belas Artes	1854 Russell Blvd.	$2,000.00	5/25/10
7	Market Grill	728 Lafayette	$2,969.79	5/25/10
7	Soulard Market	730 Carroll Street	$2,000.00	5/25/10
7	Way Out Club	2525 S. Jefferson	$2,000.00	5/25/10
7	Hosea House c/o Guardian Angel Settlement	2635 Gravois	$5,978.00	5/25/10
2	Christy's Fuel	8430 Hall Street	$20,000.00	5/20/10
6	Ozzie's On Washington	1511 Washington Avenue	$4,050.00	5/20/10
8	St. Margaret of Scotland Housing Corp.	4067 Shenandoah	$2,000.00	5/20/10
8	Holt Electric	1939 S. Vandeventer	$10,000.00	5/20/10
10	2nd Chance Auto	4301 Connecticut	$1,346.78	5/20/10
15	Mojo Tapas Restaurant	3117 S. Grand	$2,341.74	5/20/10
18	Natric's Cleaners	4907 Dr. MLK	$21,905.74	5/20/10
10	Local Harvest Grocery	3148 Morgan Ford	$4,380.00	5/13/10
12	Dragon Karate & Fitness Club	7248 Gravois	$1,000.00	5/13/10
10	Jeff Day & Associates Architects	2722 Hampton Avenue	$5,000.00	5/13/10
10	Local Harvest Deli	3137 Morgan Ford	$2,450.00	5/13/10
10	Local Harvest Deli	3137 Morgan Ford	$3,210.00	5/13/10
10	Family Resource Center	3309 S. Kingshighway	$1,900.00	5/3/10
9	Yellow Hat, Inc.	1945-59 Cherokee	$10,000.00	4/12/10
10	BDG Realty	4900 Manchester	$15,000.00	4/12/10
20	Tower Taco Restaurant	3147 Cherokee	$895.50	4/12/10
6	Diner's Delight (Image Architects)	1504 S. Compton Avenue	$1,550.00	4/5/10
1	Buttons & Bows Daycare	2819 Union	$22,064.22	3/31/10
6	Vino Vitae	1637 S. 18th Street	$1,728.91	3/31/10
6	V-Fit	1807 Park Avenue	$2,597.78	3/31/10
6	Van Goghz	3200 Shenandoah	$9,210.95	3/31/10
6	The City	1917 Washington	$5,442.22	3/31/10
7	Bittersweet Bakery	2200 Gravois	$2,000.00	3/31/10
10	Professional Cuts & Styles	3195 Morgan Ford	$1,126.00	3/31/10
11	Southern Floral Shop	7400 Michigan Avenue	$1,850.00	3/31/10
13	Doc Haus	6217 Morgan Ford	$695.00	3/31/10
15	Aqua World	3910 Gravois	$8,672.00	3/31/10
24	Nora's Café	1136 Tamm Ave.	$600.00	3/31/10
1	Wendell's Barber Shop	5200 Thekla	$7,176.96	3/25/10
10	OK Used Cars	1372 S. Kingshighway	$3,000.00	3/25/10
1	Wendell's Barbershop	5200 Thekla	$2,954.68	3/15/10
2	Vinh's Convenience Store	8306 N. Broadway	$12,609.41	3/15/10
2	Vinh's Convenience Store	8306 N. Broadway	$776.59	3/15/10
4	Pioneer Cultural Center	4000 Lincoln	$1,950.00	3/15/10
4	Pioneer Cultural Center	4000 Lincoln	$2,550.00	3/15/10
1	E & L Market	5210 Thekla	$1,850.00	3/9/10
13	Doc Haus	6217 Morgan Ford	$1,295.20	3/9/10
4	Dr. MLK Tire Shop	4107 Dr. MLK Drive	$800.00	3/3/10

Ward	Project	Project Address	Amount of City Cost	Date of Completion
13	Doc Haus	6217 Morgan Ford	$932.00	3/3/10
15	The Vine Mediterranean Café	3171-73 S. Grand Blvd.	$3,799.00	3/3/10
6	Studio L	2758 Lafayette	$3,709.42	2/24/10
17	K-9 Carnival	4501 Chouteau	$4,416.02	2/24/10
22	Ward 22 Trashcans	22nd Ward Business District	$3,570.00	2/24/10
26	B & L Style Shop	5634 Delmar Blvd.	$6,500.00	2/24/10
26	26th Ward Trashcans	26th Ward Business District	$4,760.00	2/24/10
8	Noecker Commercial Property	3901 Flad Avenue	$3,110.21	2/11/10
2	Commercial Plating Company	9100 Riverview	$10,850.00	2/5/10
5	Crown Food Mart	1505 N. 13th Street	$39,862.00	2/5/10
6	Van Goghz	3200 Shenandoah	$3,401.21	2/4/10
9	Ernesto's. LLC	2730 McNair	$1,578.00	2/4/10
18	J. Williams Heating & Cooling	4610 Delmar Blvd	$7,767.00	2/4/10
25	Neibling Auto Body	4111 Meramec Ave	$16,400.00	2/4/10
27	Tracy M. Reed, DPM	5937 W. Florissant Avenue	$32,860.00	2/4/10
4	Carter Commercial Building	1451 Newstead	$1,500.00	1/26/10
11	Broadway Bean	7617-19 S. Broadway	$2,000.00	1/26/10
5	Crown Food Mart	1505 N. 13th Street	$19,415.26	1/22/10
24	Sophie's Place	2815-17 Watson	$1,180.00	1/22/10
25	Platinum Plus Recording Studio	4700 Virginia	$1,500.00	1/22/10
25	Digital Directions	4206 Virginia Avenue	$1,945.00	1/19/10
4	Russell's Hand Car Wash	2820 Marcus	$500.00	1/13/10
4	Halsey's Cleaners	3225-29 N. Newstead	$9,080.00	1/13/10
11	River City	8643 S. Broadway	$10,000.00	1/13/10
17	The Little Blaque Dress	1110 Tower Grove	$1,726.31	1/13/10

Planning and Administration:

In 2010 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. Other contracts falling into the planning and administration categories included Planning for Preservation and the Contractors Assistance Program which helped individuals in securing employment or training in the construction trades. Overall, 17.91% 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 2010 CDA began work with the firm Capital Access thanks to technical assistance from the St. Louis HUD field office. This work is expected to lead to clearer and more streamlined housing production processes aimed at reducing construction costs.

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

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. In the St. Louis metropolitan area there are both a growing population of people living with HIV disease and reduced availability of affordable housing. The program activities supported by HOPWA funds are used to provide housing services for the poorest and sickest citizens 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 reserves 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 indicative of the achievement of the aforementioned overarching program goal for the St Louis EMSA HOPWA program and progress towards accomplishment of said objectives are as follows:

Proportional allocation of HOPWA funds across the EMSA: The Department of Health 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. The Department of Health allocates funds proportional to the demand present in both the Missouri and Illinois portions of the EMSA.

Continue to support the operations of housing facilities: The Department of Health continues to provide support for facility-based operations throughout the EMSA. Currently, funding is provided to support two project sponsors in the MO and IL counties of the EMSA. Project sponsors provided facility based transitional housing and supportive services for 67 unduplicated PLWH/A.

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 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 Housing Managers 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 is designed to provide decent, safe, and affordable housing for low-income PLWH/A at varying stages of self sufficiency. The Department of Health 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 diversified subcontracts, the Department of Health has secured three project sponsors to provide short term rental assistance, long term rental assistance, and facility based housing. Each program participant is 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:

Unduplicated Number of Households Receiving HOPWA Assistance By Service Category

	STRMU	TBRA	TH	Support Services (non-monetary)
Number Served	206	182	67	0

STRMU = Short Term Assistance TBRA = Long Term 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 legislative stipulations, decreased housing availability, and reductions in leveraged funds at the state and local level.

As has been established for some time, the amount of funding available to support housing services in this EMSA is not sufficient to ensure housing stability among a known group of existing clients, much less to meet the estimated need in this service region. As is true around the country, the population of those affected by HIV/AIDS today is poorer, less educated, and more vulnerable to a host of co-occurring disorders and social ills, and the percentage 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 are expected to retreat, all efforts should be made to increase the level of funding provided for housing services to this target population. Recent research confirms structural links among stable housing, health outcomes and healthcare costs for people living with HIV/AIDS. The dedication of public resources should be informed by those findings.

The Department of Health continues to work with collaborative partners in identifying other housing sources and leveraging funds to meet identified housing support service needs. To this end, the Department of Health is considering establishing a housing assistance quality improvement committee and several cost containing mechanisms that increase capacity to serve without decreasing the quality of services rendered.

Performance Measurement System:

In 2010 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:

Additional training in performance measurement and the Integrated Disbursement and Information System (IDIS) is needed and would help staff become more proficient at using these management and reporting tools.

Budget projections for 2010 were conservative, and actual entitlement funding was very close to anticipated amounts. Unless significant additional funding is available, however, difficult choices among programs remain.

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 2010 over 75.16% 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 2010 the Building Division's Lead Inspection Department conducted 746 lead hazard evaluations throughout the City. Of those inspections, 35% 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 95 risk assessments. Nearly all of these were under the category of primary prevention.

Through various City-funded initiatives, 717 housing units were remediated and cleared of lead hazards in 2010. Several funding sources were used to accomplish the remediation of these units, including federal funds and the Building Division's Lead Remediation Fund. Four HUD Lead Grants, including two that expired in 2010, that the City has received allowed for the remediation of 412 housing units. Another 57 units were made lead-safe through the Healthy Home Repair Program, most of which fell into the primary prevention category. Another six 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 242 units, and the Building Division conducted clearance testing until the units were lead-safe.