GENERAL

INTRODUCTION

For 39 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 Solutions 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 Solutions 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 2013

FEDERAL ENTITLEMENT PROGRAM	**AWARD AMOUNT**
Community Development Block Grant (CDBG)	$17,139,557
HOME Investment Partnership (HOME)	$2,313,017
Emergency Solutions Grant (ESG)	$1,225,336
Housing Opportunities for Persons with AIDS (HOPWA)	$1,322,829
TOTAL	$22,000,739

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 2013 are as follows:

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

In 2013 the City provided assistance to developers that allowed for the completion of 248 affordable housing units, 113 rehabilitated and 135 newly constructed.

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

In 2013 the City provided assistance to developers that allowed for the completion of 26 for-sale market rate housing units.

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

In 2013 a total of 161 households were assisted through City-funded home repair programs. The 161 homeowners fell short of the City's one year goal (270 units), largely due to budget reductions in both CDBG and HOME funds. The continued slowdown in the housing market, stringent credit and lending standards, and persistent unemployment nationwide have

had a very significant impact on housing production. The effects of continuing increases in labor and materials costs, combined with declining household incomes and the shortage of available federal subsidy dollars, are also evident.

Minor home repairs were undertaken by Home Services, Inc., Carondelet Community Betterment Federation and Riverview West Florissant Corporation. Collectively, the agencies completed 446 minor home repair projects, which was less than the 2013 goal of 625 projects completed. In addition, the agencies completed nearly 1,868 minor home repairs in the 446 projects.

- *Make Substantial Progress in Implementing the Mayor's Comprehensive Action Plan to Eradicate Lead Poisoning by 2013*

During 2013 a total of 383 lead hazard evaluations were conducted by the Building Division's Lead Inspection Department. Of those inspections, 31% 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 123 risk assessments. Nearly all of these were under the category of primary prevention.

Through various City-funded initiatives, 405 housing units were remediated and cleared of lead hazards in 2013. Several funding sources were used to accomplish the remediation of these units, including federal funds and the Building Division's Lead Remediation Fund. The City's HUD Lead Grants allowed for the remediation of 116 housing units. Another 66 units were made lead-safe through the Healthy Home Repair Program, most of which fell into the primary prevention category. Another 139 units were completed and cleared of lead hazards through CDA's Residential Development Section. The owners completed the repairs in another 84 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 2013 are as follows:

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

Eighteen 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 2013 are as follows:

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

In 2013 1,641 seniors were assisted; 7,346 youths participated in various CDBG funded activities including recreational opportunities, after-school programs and employment training; 108 children were provided day care services; 1,260 individuals received fair housing information, 66,882 uninsured or underinsured patients were provided health care; and, 200,051 low and moderate income individuals benefited from various general public service programs. These totals reflect some duplication of services, as numerous individuals may have participated in multiple programs.

Economic Development:

The primary goal associated with Economic Development initiatives includes providing assistance/incentives for accessibility and to retain and attract for-profit, retail businesses and micro-enterprises to the City and encouraging historic preservation and rehabilitation of business properties through CDBG funds. Key objectives and accomplishments related to Economic Development projects for 2013 are as follows:

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

A total of 334 businesses were provided with economic development assistance in 2013, either through direct loans or through facade or public improvements in commercial districts.

Homeless Needs:

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

- *Make Substantial Progress Toward Eliminating Chronic Homelessness*

The major step towards ending chronic homelessness in the City of St Louis has been defined as the BEACH "The Beginning of the End: Abolishing Chronic Homelessness" Project. With the changes specified in 2013 through the HEARTH Act and a second wave of ESG funding, the City was able to continue the extension of Rapid Rehousing services to clients. Specifically, this allocation allowed for the continuation of a relocation of individuals residing in encampments along the Mississippi River in downtown St. Louis. The City of St. Louis and 20 of its partners provide mental health and other services, along with a stable place to live for chronically homeless men and women in our community for up to12 months. The program was originally titled "Welcome Home Neighbor" and this served as a pilot program which became the framework for the City's future initiative, BEACH Project, The Beginning of the End: Abolishing Chronic Homelessness, Project. This is latest initiative in the City's Ten-Year Plan to End Chronic Homelessness. When the BEACH Project is successful, St. Louis will be the first city to virtually end chronic homelessness.

Non-Homeless Special Needs:

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

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

Housing assistance remains one of the greatest areas of need for individuals living with HIV and AIDS. Data from 2012 showed that approximately 13% of PLWH/A in the greater St. Louis region reported unstable housing situations in 2011. In 2013, the City continued to coordinate HOPWA grant funds with Ryan White Part A funding to provide a continuum of housing opportunities and supportive services for low-income individuals and families living with HIV/AIDS. HIV/AIDS service agencies providing housing services received funding to continue existing programs and to initiate new service models to address gaps and improve housing and health outcomes for PLWHA (specifically, case management for households in the TBRA program directed at increasing self-sufficiency and movement to non-HOPWA funded permanent housing). At this time, the City of St. Louis does not have the resources necessary to address all existing housing needs; however, the City will continue to utilize HUD grants, Ryan White grants and other funding sources as efficiently as possible to carry out activities addressing the needs of non-homeless populations.

Goal	Methodology	2013 Goal	2013 Results	5 Year Goal	Percent of 5 Year Goals Completed	Amount/ Formula Grant Expended[1]
Encourage/Incent New Construction/ Rehabilitation of Affordable Rental/Owner Occupied Housing Units	Provide loan funds for acquisition financing and development cost write-downs	170	248[2]	1,650	27%[2]	$2,306,778 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	0	19[3]	150	156%[3]	$78,112 CDBG
Maintain/Improve Existing Housing Quality	Provide funding for repair of owner occupied single family housing	270	161	1,350	69%	$1,357,367 CDBG $509,874 HOME
	Provide funding for minor home repairs	625	446	N/A	N/A	$616,098 CDBG
Support CBDO's	Provide capacity building assistance to neighborhood organizations in targeted areas	16	18	23	83%	$3,419,209 CDBG
Build or enhance public infrastructure/facilities	Provide funding for building or enhancing public facilities and infrastructure	N/A	2	N/A		$965,064 CDBG
Aid Public Service Activities	Assist organizations providing senior, youth, child care, health care and other public supportive services	200,051[4]	200,051[4]	420,840	70%	$2,482,481 CDBG
Provide assistance/ incentives to retain/ attract businesses to the City	Provide loans/ grants to businesses and provide funding for facade/public improvements in commercial districts	300	334	1,500	52%	$1,585,143 CDBG

Goal	Methodology	2013 Goal	2013 Results	5 Year Goal	Percent of 5 Year Goals Completed	Amount/ Formula Grant Expended[1]
Make Substantial Progress Toward Eliminating Chronic Homelessness	Provide full range of services to minimize homeless/at-risk homeless persons	24,900[5]	42,394[5]	52,500	81%	$1,062,451 ESG $260,678 CDBG
Maintain/Improve Services for HIV/AIDS Persons	Provide full range of services for HIV/AIDS persons/families	1,744[6]	2,560	5,158[7]	166%	$1,373,681 HOPWA

[1]The amount of grant funds expended reflects current entitlement and prior year funds spent in 2013

[2]These numbers reflect 200 moderately rehabilitated units

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

[4]This number reflects duplicated people. [5]This number reflects duplicated people.

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

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

AFFIRMATIVELY FURTHERING FAIR HOUSING

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

Impediments to Fair Housing Summary

On behalf of the Community Development Administration, the City's Planning and Urban Design Agency has completed a draft new Analysis of Impediments to Fair Housing in the City of St. Louis. The draft report is currently being reviewed by HUD. Until then CDA is working within the framework of an Analysis of Impediments to Fair Housing completed in late 2004. This report represented an update of the analysis previously undertaken in 1997. The 2004 analysis examined barriers to fair housing in the City and summarized findings within four

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

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

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

Actions Taken to Overcome Effects of Impediments

The St. Louis Civil Rights Enforcement Agency's Annual 2013 Fair Housing Month Kickoff Celebration was held on April 11, 2013. The event was held at the Renaissance at Grand Community Residence Building. This celebration is one of the agency's premiere outreach and educational programs designed to educate the public of their rights and responsibilities under the Fair Housing Act. The 2013 Fair Housing theme was "Enforcing the Dream through Affirmatively Furthering Fair Housing". The featured speaker was Reena Hajat Carroll, Executive Director of Diversity Awareness Partnership (DAP). DAP is a non-profit organization that promotes diversity in the region around issues of race, religion, sexual orientation, gender identity and disability. The DAP's mission is accomplished through diversity training, youth programs, summits and forums, diversity publication and community collaborations.

Ms. Sheryl Rose, Regional Manager for the Missouri Commission on Human Rights received the 2013 Fair Housing Distinguished Service Award. Ms. Rose is a thirty–eight year employee of the Commission. Ms. Rose provides training to housing providers, employers general public on discrimination prevention, fair housing laws, harassment prevention, disability awareness and diversity. Full inclusion of persons with disabilities has been a particular passion for Ms. Rose. She participated in the ADA 10th Anniversary Torch Run and worked on various local committees leading up to the passage of the Americans with Disabilities Act.

CREA filed a total of 58 housing discrimination complaints in federal FY 2013, of which thirty-four no probable cause determinations were rendered, ten cases were conciliated, one case was determined to be cause and is currently in litigation, seven cases were withdrawn with resolution, six cases were closed for failure to cooperate and one case closed for failure to locate complainant.

During federal FY 2013 CREA staff attended and participated in over 65 outreach and awareness activities. In addition, CREA created the St. Louis Partnership Initiative in partnership with Young Women's Christian Association (YMCA), the City of St. Louis Neighborhood Stabilization Office and St. Pius Catholic Church. The purpose was to gain entry

and conduct presentations to the immigrant community, local transitional housing providers as well as people low or fixed income. Through this partnership it is anticipated that CREA will generate a minimum of twenty additional complaints and develop a strong community connections with the aforementioned populations. increase the awareness and enforcement in the lesbian, gay, bisexual and transgender (LGBT) community. The outreach and educational activities addressed housing discrimination relating to lesbian, gay, bisexual and transgender residents of St. Louis City. The partnership completed 20 outreach and education presentations, held three focus group sessions, recruitment and training of testers, and conducted ten matched pair fair housing test.

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

ADDRESSING OBSTACLES TO MEETING UNDERSERVED NEEDS

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

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

LEVERAGING RESOURCES

5. *Leveraging Resources:*
   a. *Identify progress in obtaining "other" public and private resources to address needs.*
   b. *How Federal resources from HUD leveraged other public and private resources.*

Awarding City funds and incentives to programs that make use of other private

and non-profit resources remains central to the philosophy of the Community Development Administration and the various operating agencies with which CDA works. Funds are awarded to housing developers, business owners, commercial building owners and others only when they demonstrate that they have obtained the maximum possible amount of private financing and equity. The City's primary goal is to rebuild the market for real estate throughout the City, ultimately eliminating the need for incentives and resulting in a self-sufficient City of St. Louis.

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

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

The Emergency Solutions 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 2013 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 2013 program year, the City of St. Louis prepared and submitted the 2012 program year CAPER report and prepared and submitted the 2014 Annual Action Plan.

In addition to the above, in 2013 the City of St. Louis, in consult with the U.S. Department of Housing and Urban Development's St. Louis Field Office, implemented significant changes to the management of its CDBG and HOME funding allocation process.

Essential to the change in the process were necessary revisions to the CDBG/HOME application form/Request for Proposals (RFP). On July 1, 2013, the 2014 CDBG application packet was made available to the public. CDA held public hearings and application training sessions on July 10 and July 11, 2013. In addition, answers to technical questions were posted on the City's website through a series of "Frequently Asked Questions" memos.

The deadline for submission of the CDBG applications was August 1, 2013. CDA received approximately 65 application submittals and conducted programmatic and fiscal reviews of each application packet from August 1-September 16, 2013.

On October 8, 2013, the Board of Aldermen received CDA's recommended CDBG/ HOME projects in the form of a proposed ordinance that also requested approval of ESG and HOPWA 2014 allocations.

On October 17, 2013, CDA held a public hearing to discuss the CDBG/HOME scoring and ranking and to finalize its prioritized list of projects recommended to the Board of Aldermen for funding. Applicants and members of the public had the opportunity to make comments.

The first draft Annual Action Plan was made available for public review and comment from October 15, 2013, through November 14, 2013. Within that 30-day period, the ordinance was presented to the Board of Aldermen for approval. The Housing and Urban Development and Zoning Committee amended the CDBG recommendation. The Board of Aldermen approved the CDBG funding recommendations, as amended by the HUDZ Committee, on November 15, 2013. CDA was required to issue a second draft of the Annual Action Plan that reflected the changes made by the Board of Aldermen. The second draft was made available for public review and comments from November 15, 2013 through December 15, 2013.

In addition to the changes detailed above, in 2013 the City carried out the activities as set forth in the 2013 Annual Action Plan.

CITIZEN PARTICIPATION

1. Provide a summary of citizen comments.

The draft Consolidated Annual Performance and Evaluation Report (CAPER) was available for review on March 14, 2014 at the offices of the Community Development Administration and Planning and Urban Design Agency offices at 1520 Market Suite 2000, in the City of St. Louis Central Library located at 1301 Olive, and on the City of St. Louis's website at http://stlouis-mo.gov/. Advertisements indicating the availability of the draft report appeared in the St. Louis American on March 13, 2014 and the St. Louis Post-Dispatch on March 14, 2014. 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 2013 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 14, 2014.

- **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.

No citizen comments were received during the comment period.

Geographic Distribution

This section utilizes maps to show CDBG, HOME, ESG and HOPWA funded program activities and locations for 2013 as follows:

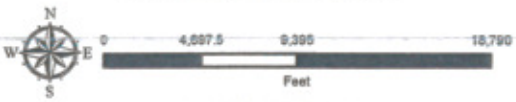
- CDBG-Funded Public Services
- CDBG-Funded Community Based Development Organizations
- CDBG/HOME For-Sale Residential Development
- CDBG/HOME Rental Residential Development
- CDBG/HOME Home Repair Program Participants
- CDBG-Funded Community Education Centers
- CDBG-Funded Expanded Recreation Centers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

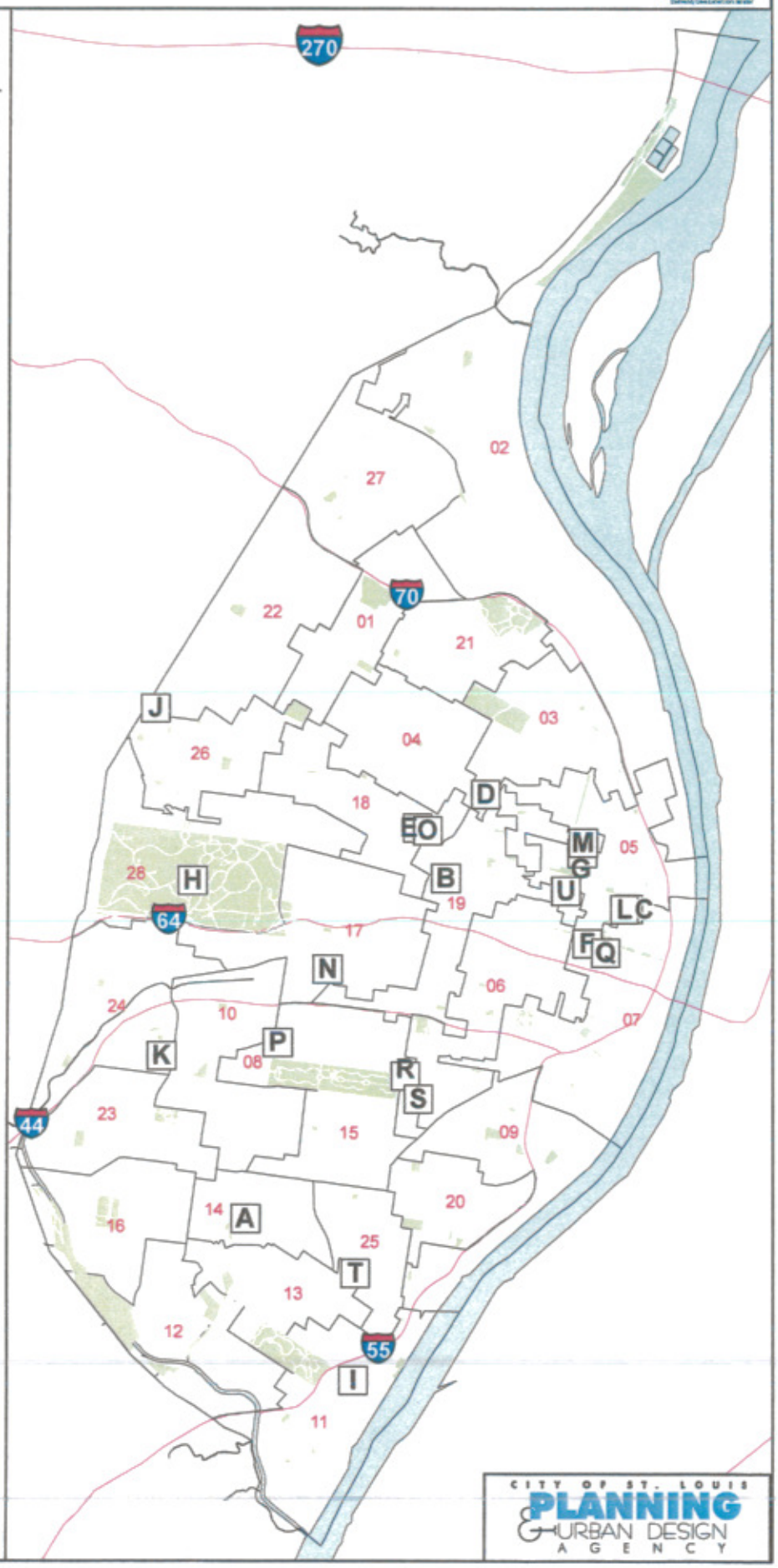
2013 City of St. Louis
CDBG Public Service Projects

Legend
Public Service Programs

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

** Organization provides service Citywide*
Locations reflect main offices. Service areas may include multiple wards or operate city-wide.





2013 City of St. Louis
CDBG - Community Based Development Organizations

Legend

Organization

A Better Family Life, Inc.
5535 Delmar Blvd.

B Carondelet Community Betterment Federation, Inc.
6408 Michigan

C Community Renewal and Development Corporation
2754 Bacon St.

D DeSales Community Housing Corporation
2759 Russell

E Dutchtown South Community Corporation
4204 Virginia

F Grand Oak Hill Community Corporation
4168 Juniata

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

H Hamiliton Heights Neighborhood Organization, Inc.
5500 Natural Bridge

I N. Newstead Association
4601 Pope

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

K Park Central Development Corporation
4512 Manchester

L Riverview-West Florissant Development Corporation
6085 West Florissant

M Shaw Neighborhood Housing Corporation
4067 Shenandoah

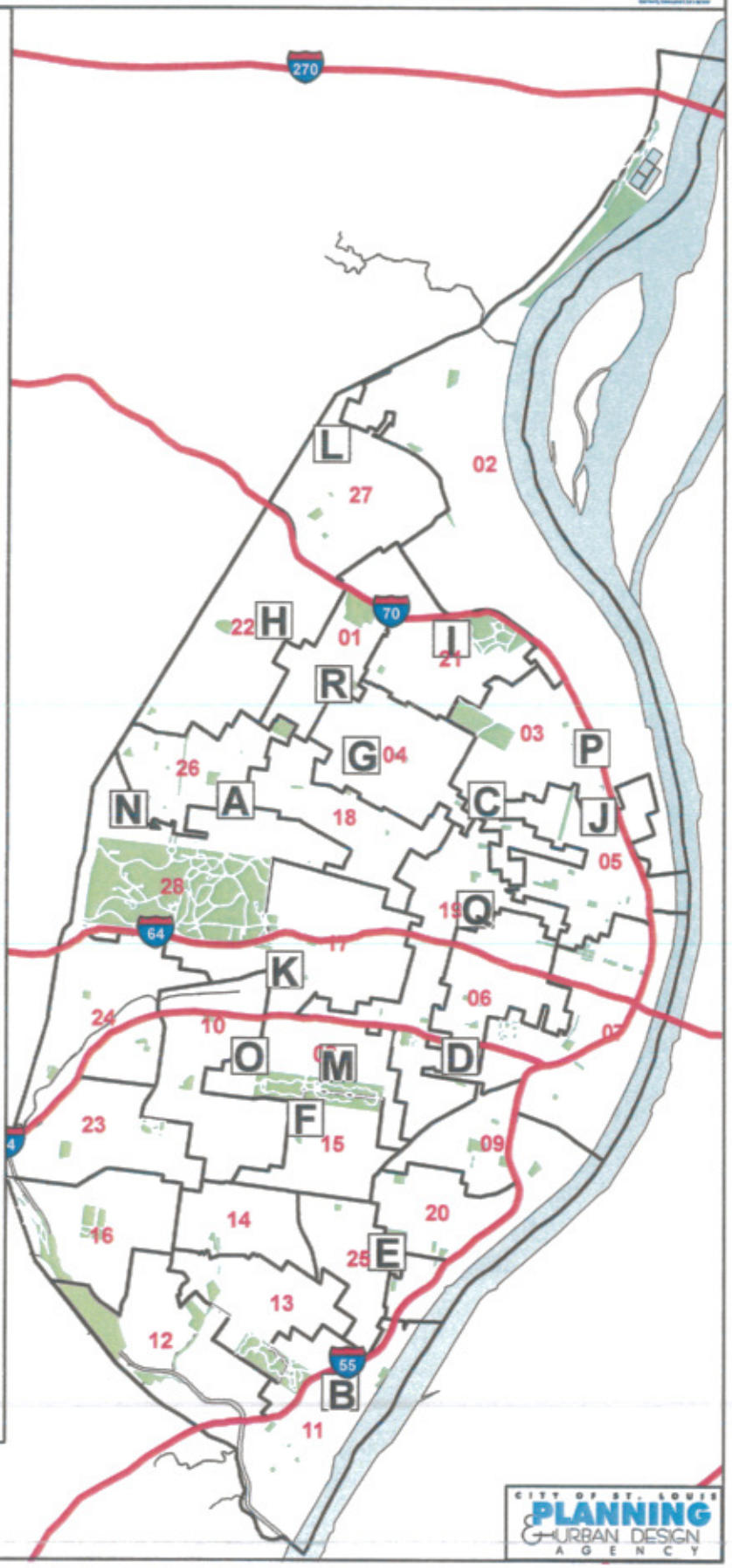
N Skinker DeBalivere Community Council
6008 Kingsbury

O Southwest Neighborhood Improvement Association
4950 Southwest

P Third Ward Housing Corporation
1400 Salisbury

Q St. Louis Community Empowerment Foundation
3030 Locust

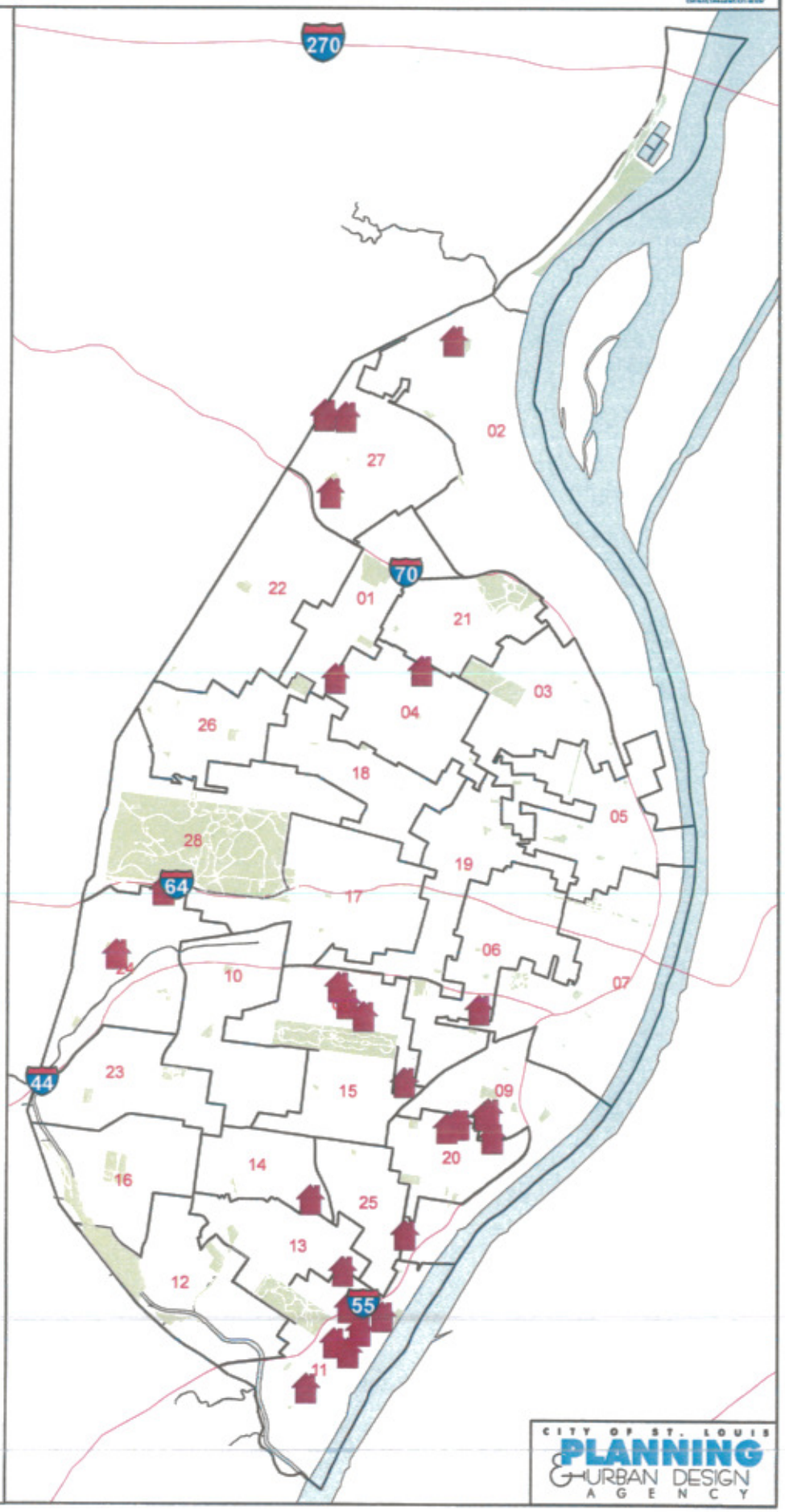
R UJAMAA Community Development &
Black Family Land Trust
3033 Euclid



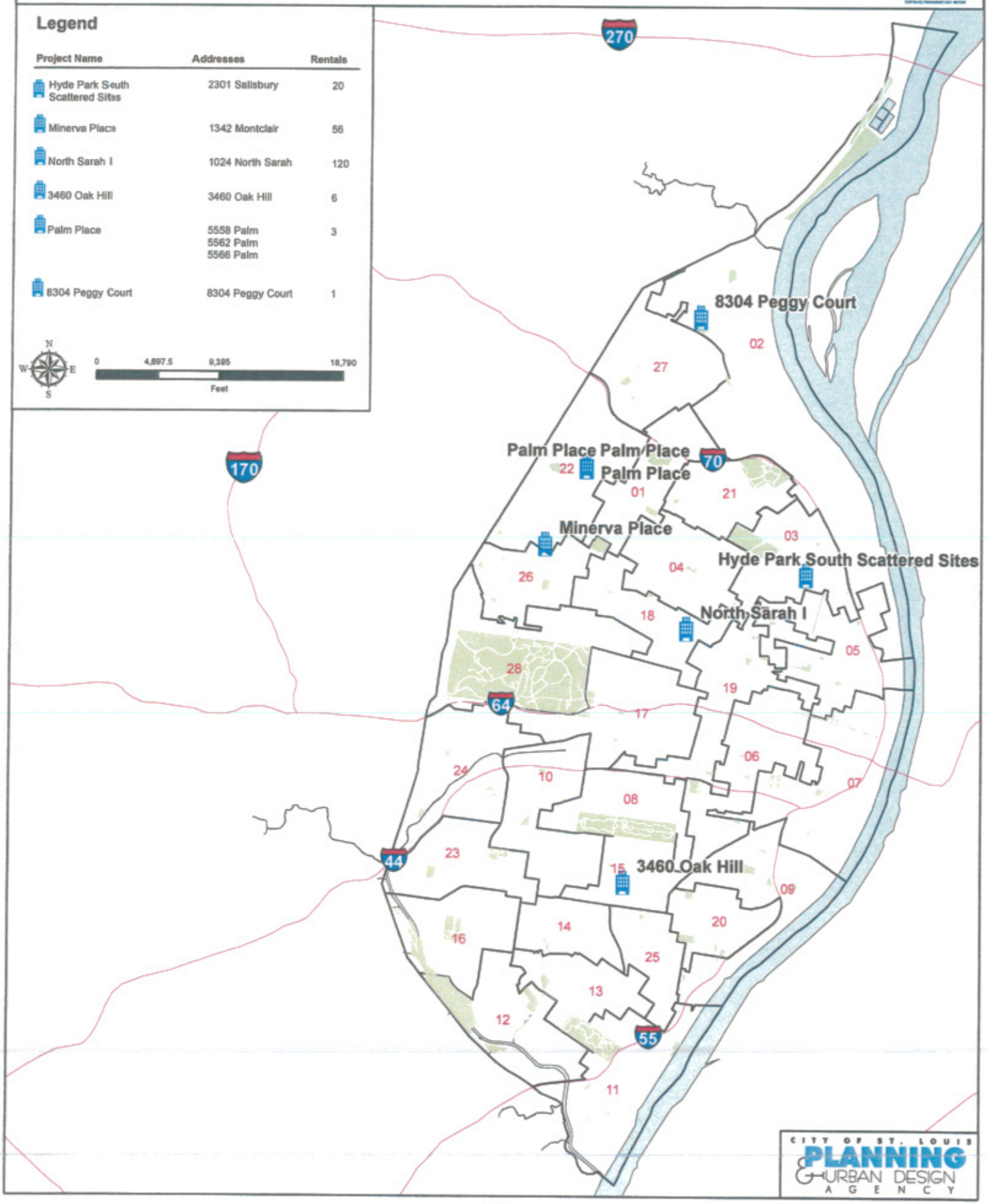
2013 City of St. Louis
CDBG/HOME Funded for Sale Residential

Legend

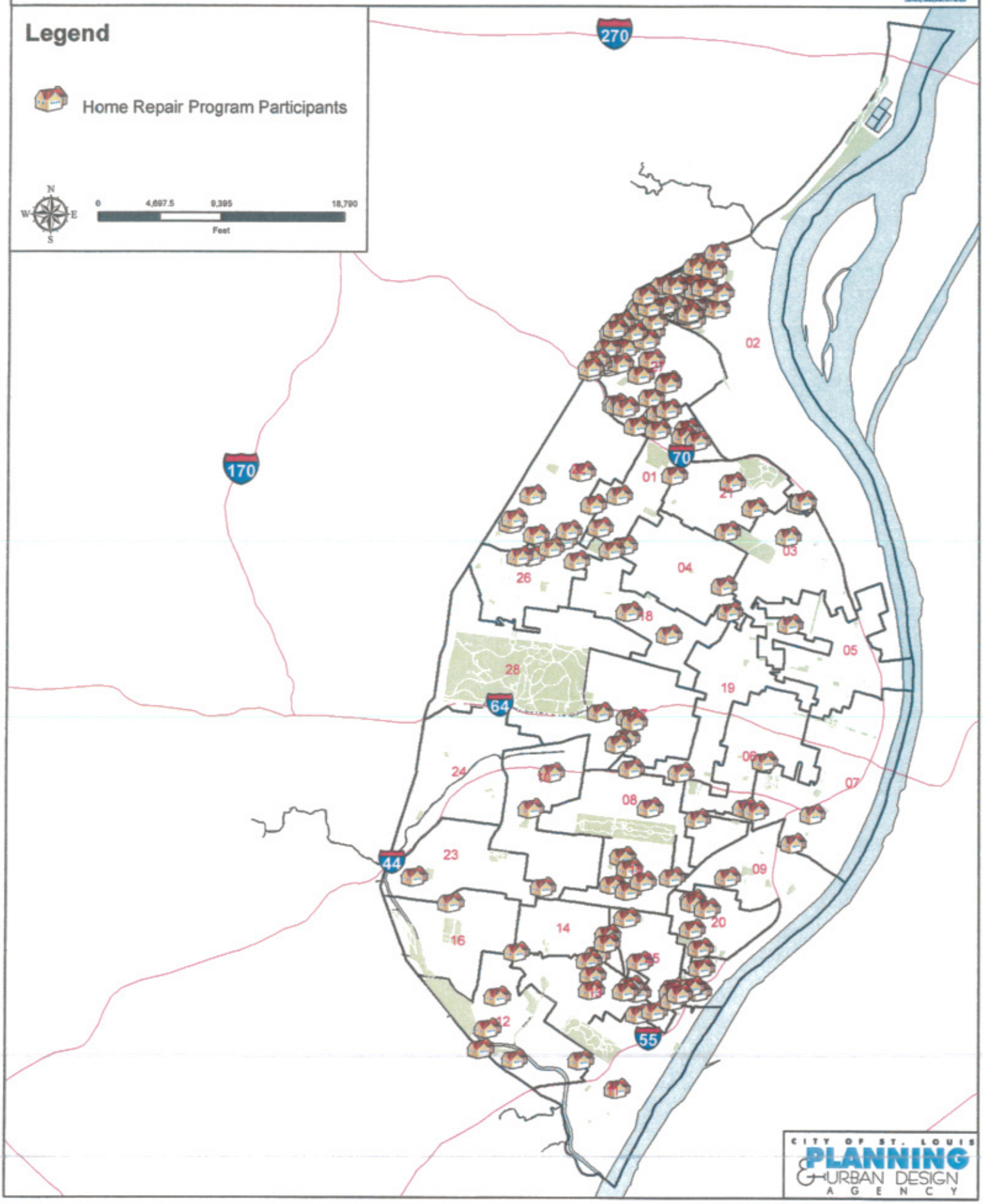
Project Name	Addresses	For Sale
835 Harlan	835 Harlan	1
2418 North Euclid	2418 North Euclid	1
4325 Ashland	4325 Ashland	1
2710 Russell	2710 Russell	1
4006 Shenandoah	4006 Shenandoah	1
3457 Wyoming	3457 Wyoming	2
4217 Russell	4217 Russell	1
4138 Flad	4138 Flad	1
3324 Missouri	3324 Missouri	2
3339 Missouri	3339 Missouri	1
3539-41 Wisconsin	3539-41 Wisconsin	2
4537 Michigan	4537 Michigan	1
6321 Minnesota	6321 Minnesota	1
Habitat Carondelet Build I	1018-1032 Bates	5
Habitat Carondelet Build II	7700-02 Michigan	1
Habitat Carondelet Build II	5901 Pennsylvania	1
Habitat Carondelet Build II	6129 Alabama	1
Habitat Carondelet Build II	6721 Pennsylvania	1
Habitat Carondelet Build II	6801 Virginia	1
4012 Itaska	4012 Itaska	1
3457-59 Iowa	3457-59 Iowa	2
3520 Oregon	3520 Oregon	1
3454 Iowa	3454 Iowa	1
6304 Oakland	6304 Oakland	1
2010 Kraft	2010 Kraft	1
5716 Saloma	5716 Saloma	1
5727 Pamplin	5727 Pamplin	1
5601 Goodfellow	5601 Goodfellow	1
5609 Goodfellow	5609 Goodfellow	1



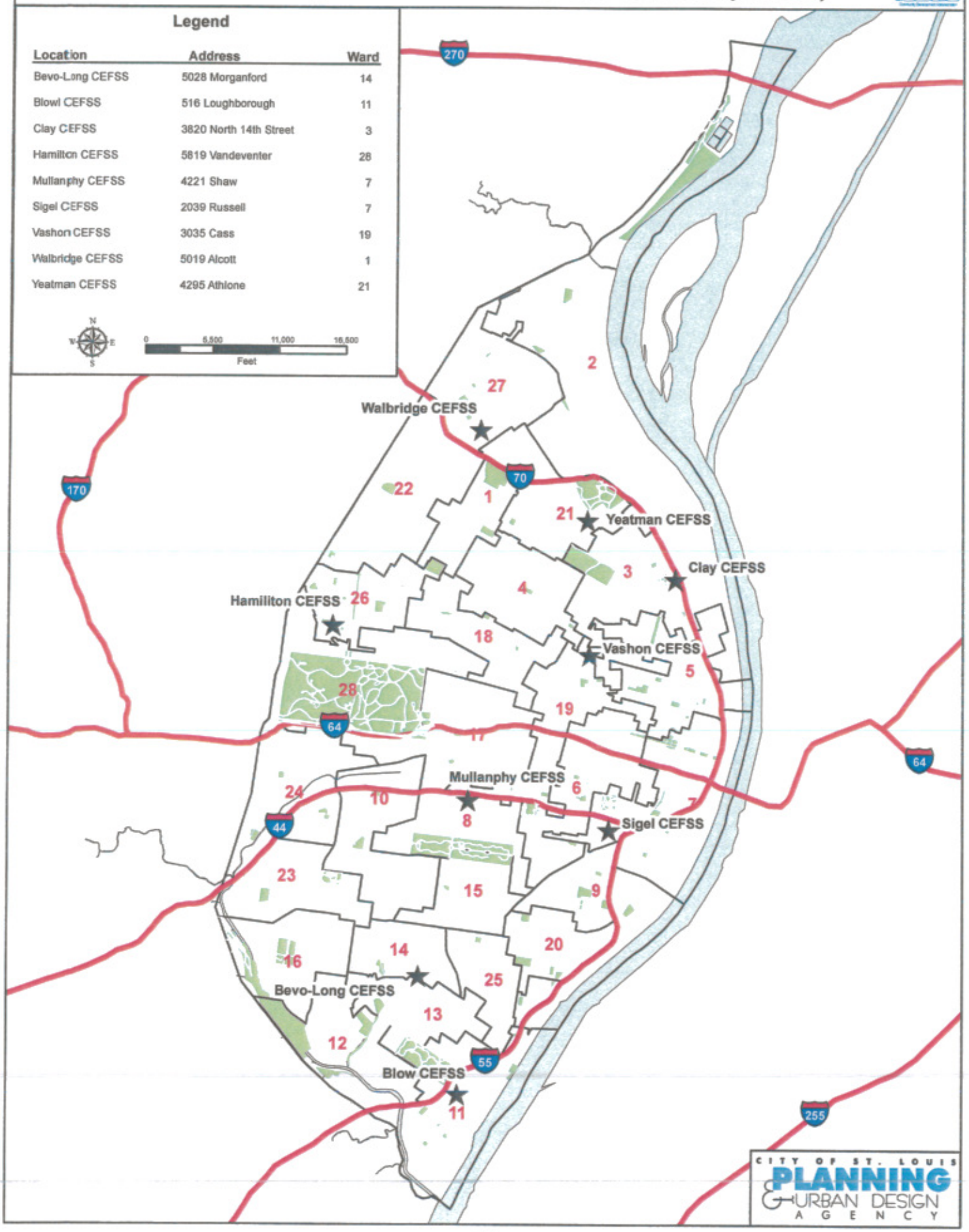
2013 City of St. Louis
CDBG/HOME Funded Rental



2013 City of St. Louis
Home Repair Program Participants



2013 City of St. Louis
CDBG - Community Education Full Service Schools (CEFSS)



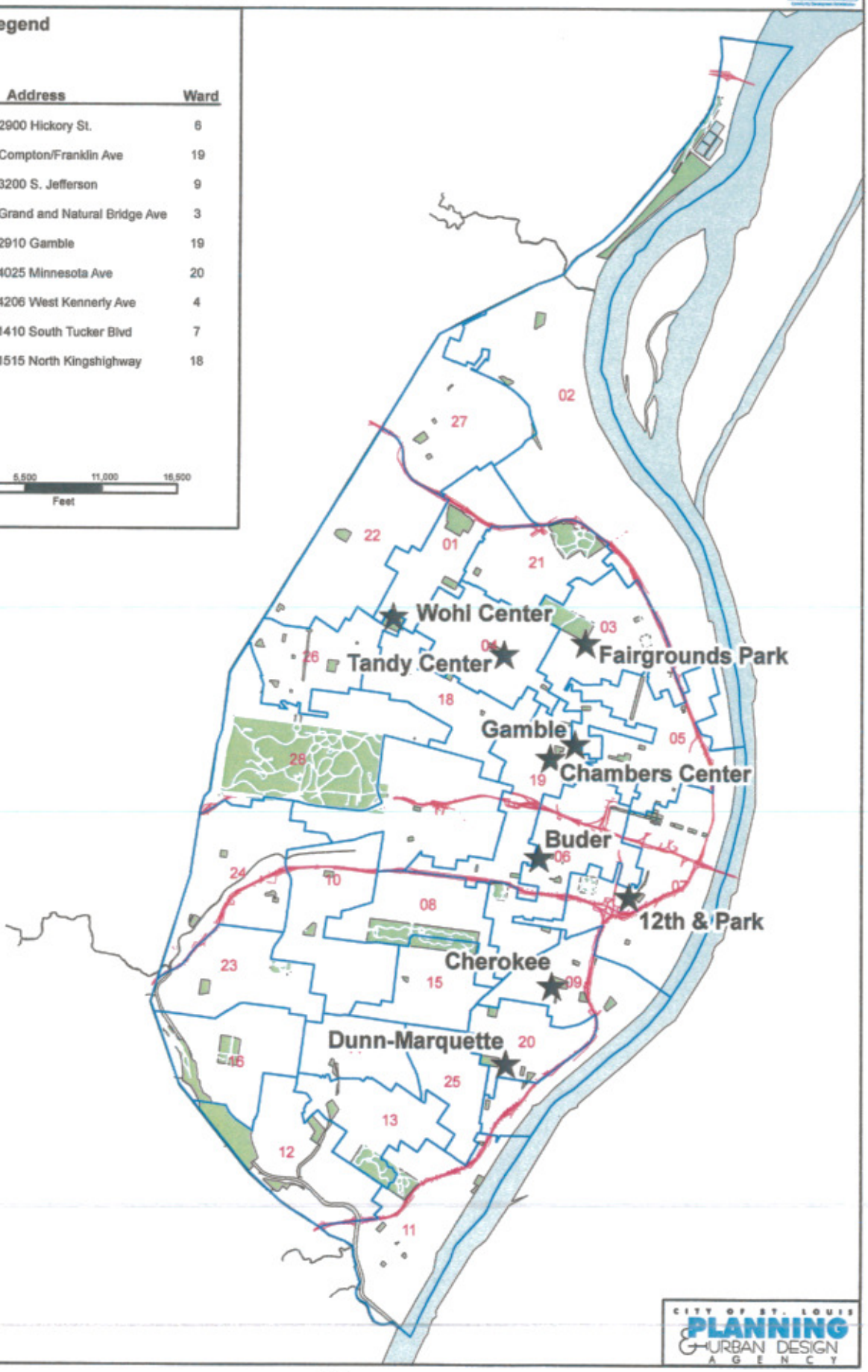
2013 City of St. Louis
CDBG - Expanded Recreation Centers

Legend

Location	Address	Ward
Buder	2900 Hickory St.	6
Chambers Center	Compton/Franklin Ave	19
Cherokee Center	3200 S. Jefferson	9
Fairgrounds Park	Grand and Natural Bridge Ave	3
Gamble Center	2910 Gamble	19
Dunn-Marquette	4025 Minnesota Ave	20
Tandy Center	4206 West Kennerly Ave	4
12th and Park	1410 South Tucker Blvd	7
Wohl	1515 North Kingshighway	18

N W E S

0 5,500 11,000 16,500
Feet



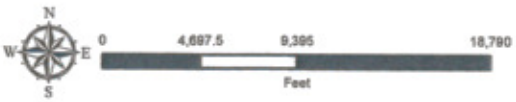
CITY OF ST. LOUIS PLANNING & URBAN DESIGN AGENCY

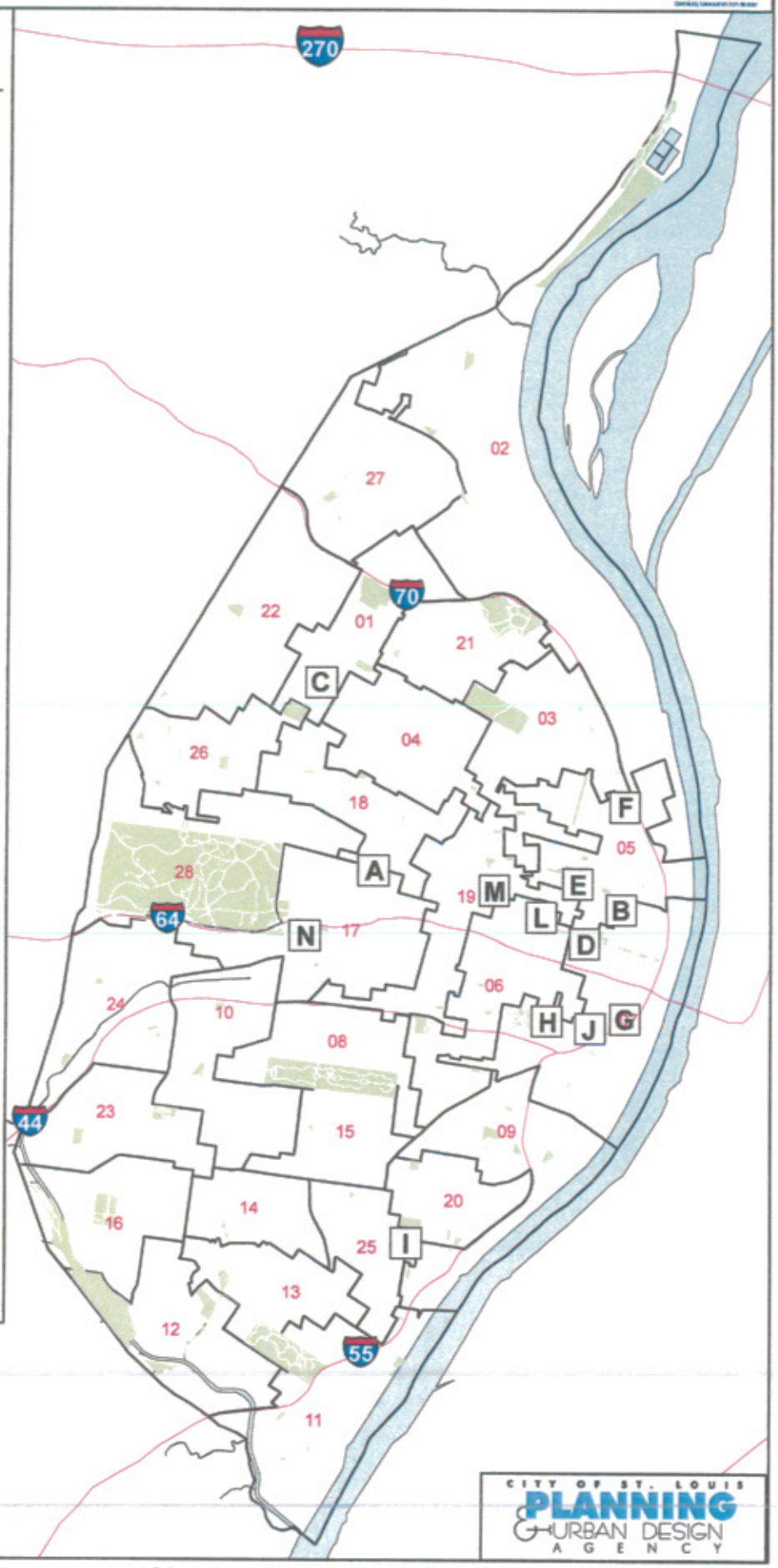
2013 City of St. Louis
ESG Projects

Legend
Public Service Programs

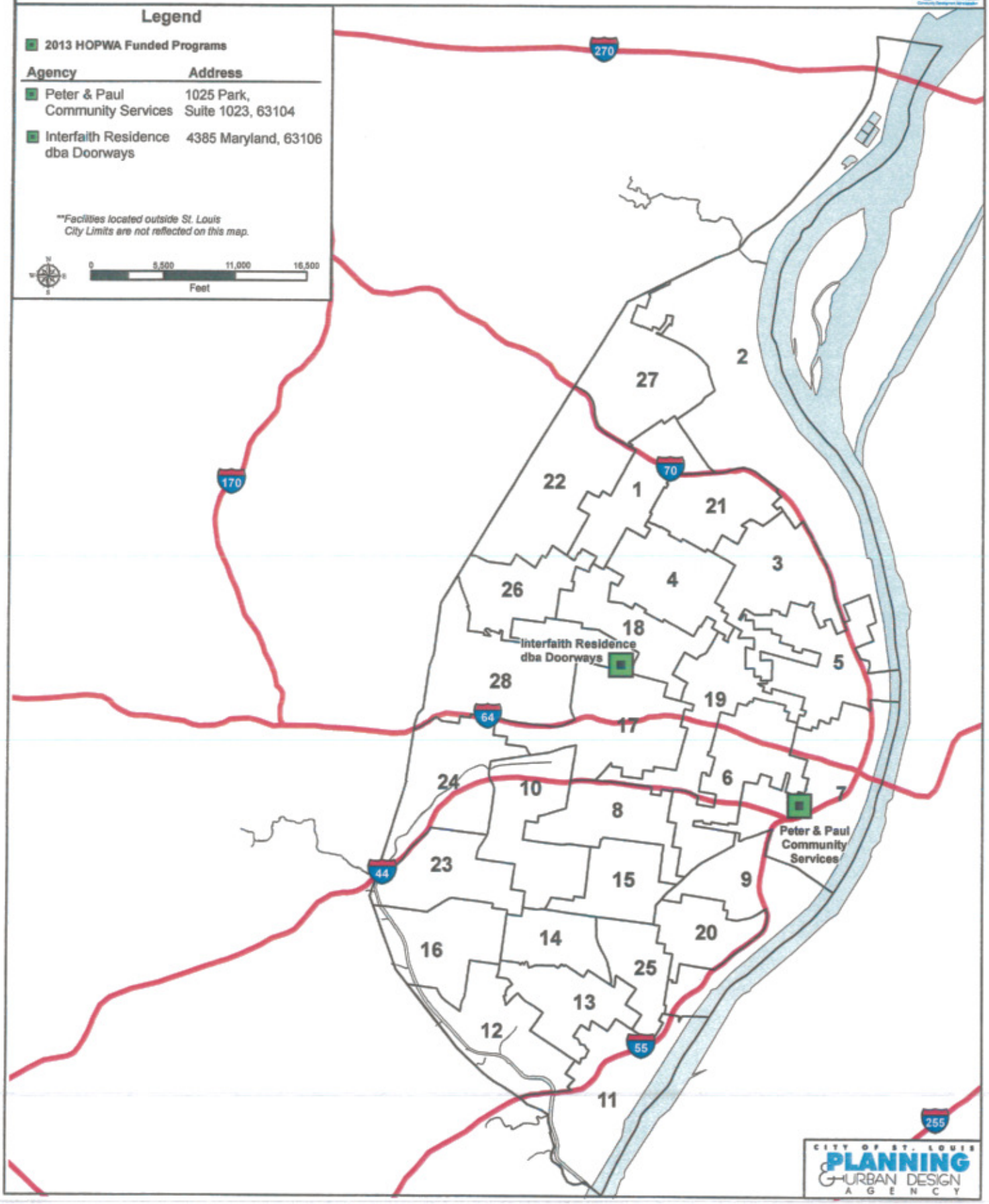
	Agency	Address
A	ArchCity Defenders	4130 Lindell
B	Catholic Charities Housing Resource Center	800 North Tucker
C	Covenant House	2727 North Kingshighway
D	Department of Human Services Admin	1520 Market
E	Gateway Homeless Services	1000 North 9th Street
F	Haven of Grace	1225 Warren
G	Humanitri	1120 South 6th Street
	Lydia's House*	See note below
H	Municipal Information Systems, Inc.	1445 South 8th Street
I	Our Lady's Inn	4223 South Compton
J	Peter & Paul Community Services	1025 Park
K	Places for People	812 N. Collins
L	Redevelopment Opportunities for Women	2229 Pine
M	Salvation Army Harbor Light	3010 Washington
N	Shalom House	1040 South Taylor
	St. Martha's Hall*	See note below
O	St. Patrick Center	800 North Tucker
	The Women's Safe House*	See note below

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





2013 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 2005 the City's Planning Commission adopted the City's first Citywide Land Use Plan since 1947. The Agency provides staff support for the Planning Commission and is comprised of four divisions: Planning and Urban Design, Cultural Resources, Research and Graphics/Computer Mapping. The St. Louis Development Corporation is an umbrella, not-for-profit corporation organized under Chapter 355 of the Missouri State Code with the mission of fostering economic development and growth in the City through increased job and business opportunities and expansion of the City's tax base.

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

MONITORING

FREQUENCY AND METHODOLOGY

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

CDBG/HOME Programmatic Monitoring

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

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

In direct response to the 2006 findings of the Inspector General's audit, in 2013 SLDC continued 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, Director of Administration and Acting Executive Director, as needed.

CDBG/HOME Fiscal Monitoring

For the first half of 2013, fiscal monitoring of subrecipients and subgrantees was performed by the Internal Audit Section of the City of St. Louis Comptroller's Office. As of July 1, CDA assumed the fiscal monitoring responsibilities for the CDBG and HOME programs.

Fiscal monitoring reviews are performed for all subrecipients/subgrantees. This review is conducted to determine and verify compliance with fiscal procedures established by CDA and to ensure compliance with 24 CFR Parts 84, 85, 110, 122, 133, and 570.

In addition to the above, the following fiscal monitoring activities occurred in 2013:

- Reimbursement requests are reviewed and approved by the CDA Fiscal Section and processed by the Federal Grants Section of the Comptroller's Office;
- Each operating agency submits a monthly financial report detailing all CDBG/HOME transactions for review by the CDA Fiscal Department; and
- All budget revisions must have prior approval by CDA.

HOME Compliance Monitoring

Within the Affordability Period, all HOME-assisted projects are regularly reviewed by the Asset Management team and supervisor, to ensure that various aspects of HOME monitoring -- including annual reporting, property standards, and legal procedures -- comply with established HUD guidelines.

In general, rental property owners or managers are required to supply CDA with project and tenant information on an annual basis. All projects receive periodic physical inspections for compliance with property standards and HUD guidelines.

As a component of their annual reporting, all HOME projects submit an annual Compliance Report, Lead-Based Paint Maintenance Certification, sample lease, and a sample rental application. For each tenant, projects must submit a signed annual Income Certification form and a HOME Lease Addendum. The Asset Manager reviews the information to ensure that tenant's income and rent complies with HOME limits and the project is in compliance with HUD guidelines.

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 Asset Manager. 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.

1. A letter requesting the income certification forms and rental data for the current calendar year will be sent via U.S. mail by September 1 of the same year informing the owner/manager of the October 31 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 and forms are available on the CDA website (http://www.stlouis-mo.gov/government/departments/community-development/)

2. At the beginning of November, 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.

3. In addition to the letters, the Asset Manager may also follow-up by phone and/or email in instances where report is incomplete or additional clarification is required. If necessary, the deadline may be extended for submitting the missing items.

4. If the owner or manager still has not responded, the project will be considered in default of the terms of their loan. Legal action will be initiated beginning with a letter from CDA's legal representative.

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 Solutions 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 Fiscal Monitoring

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

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

HOPWA Program Monitoring

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

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

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

RESULTS AND IMPROVEMENTS

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

CDBG/HOME Programmatic and Fiscal Monitoring

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

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

In addition to the above, CDA revised its programmatic and fiscal monitoring process and forms to enhance its oversight of subrecipients and subgrantees.

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

HOME Compliance Monitoring

The Asset Manager continued to follow the monitoring procedures revised in 2008. During 2013 there were 573 units operating under a HOME Regulatory Agreement. The Asset Manager collected income certification information for these units.

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

ESG Monitoring

The Homeless Services Division is seeking to improve the systematic process of conducting programmatic monitoring. The Homeless Service Division received technical assistance from the local U.S. Department of Housing and Urban Development in developing a monitoring tool. The Homeless Services Division received final approval of the monitoring tool at the end of 2011 and conducted monitoring visits in early 2013.

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 4 monitoring activities throughout the St. Louis Eligible Metropolitan Statistical Area for the HOPWA program included an on-site monitoring visit in 2013 of each project sponsor. During on-site monitoring, Grants Administration staff reviewed agency policies and procedures as well as a sample of client files. Grants Administration staff utilized a fiscal and programmatic monitoring tool based on HUD regulations as stated in the HOPWA Program Grantee Oversight Resource Guide. The revised tool was approved by HUD and fully implemented in 2009. Routine desk audits of invoices and reports also resulted in the identification of sponsors' organizational strengths, weaknesses, and areas for improvement.

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

SELF EVALUATION

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

In 2013 the Community Development Block Grant program continued in St. Louis for the 39th consecutive year, and the HOME program continued for the 21st consecutive year. Staff continued efforts to fulfill the reporting requirements of the Integrated Disbursement Information System (IDIS).

In 2013 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 2013 one block grant funded day care facility -- Elmer Hammond continued program operations.

Youth and Family Services - Services continued much as normal during 2013. The youth and family programs that provided services in 2013 were the following:

- Big Brothers, Big Sisters provided a Big Brother/Big Sister match and mentoring services to at-risk youth citywide.

- Expanded Recreation Program provided after-school and summer youth activities in parks and recreation centers located in low to moderate income areas of the City.

- Harambee Youth Program provided after school activities in and around the Blumeyer Public Housing Complex.

- Innovative Concept School provides education and counseling to at-risk youth between the ages of 10 and 18.

- Youth and Family Center provided organized activities to children ages 6 to 12 years.

Elderly Services - The Bevo Senior Center and the St. Elizabeth Adult Day Care program operated much as expected in 2013. The St. Louis Area Agency on Aging (SLAAA) contracted with the Wesley House organization and Aviandes' Catering to provide home-delivered meals to elderly City residents.

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

Homeless Services – The homeless services funded through the CDBG program were carried out in 2013 through the Housing Resource Center program. This program provided shelter placements, homeless prevention services and relocation services to 11,850 persons. While solutions to the problem of homelessness remain difficult and complex, efforts to prevent homelessness and alleviate the suffering of homeless individuals and families remained a high priority in 2013 and will undoubtedly remain so in the future.

Community Services - In 2013 community services constituted a wide variety of activities. Programs traditionally funded through the CDBG program, such as Community Women Against Hardship, Community Education, Hi-Pointe, Operation Brightside, and Problem Property Teams, provided a multitude of services throughout the City without substantial changes in program content or output. In addition, the St. Louis Tax Assistance Program provided free preparation and e-filing of federal and state income tax forms for income eligible City residents.

Youth Employment - In 2013 two programs offered youth employment services. The Harambee Youth Training Program provided light construction apprenticeship training and employment to youth and the Junior Staff Career Development Program provided community service employment to youth.

Interim Assistance:

Under the Interim Assistance category, the SLDC Maintenance program continued efforts in 2013 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 1,505 buildings, the clearing and maintenance of 395 vacant lots and the trimming

or removing of 534 hazardous trees constituted an important effort to maintain the integrity of neighborhoods undergoing changes to their residential fabric.

Public Facilities and Improvements:

In 2013 one CDBG-funded public facility improvement projects were completed: the Tandy Park concessions project.

In addition, in 2013 Phase 1 of the UJAMAA Community Center was 100% complete. The Major Project Program is completing ongoing work on approximately nine projects, including public improvement projects.

Community Based Development Organizations:

The City continued its support of 18 Community Based Development Organizations (CBDO's) in 2013. 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 2013 accomplishments for these 18 not-for-profit corporations are detailed on their individual project sheets.

Housing:

Home Repair – Aid in maintaining and repairing homes was also a major focus in the use of CDBG and HOME funds in 2013. CDA's Healthy Home Repair Program (along with Riverview West Florissant Development Corporation, and Carondelet Community Betterment Federation) assisted in the preservation of mostly single-family housing stock throughout the City. In 2013 a total of 167 low and moderate income homeowners were assisted in maintaining their properties, which is less than the projected 2013 goal of 270. Minor home repairs were undertaken by in-house work crews employed by Home Services, Inc., and Carondelet Community Betterment Federation. Collectively, these two agencies completed a total of 1,795 minor repairs for 373 homeowners, which is less than the proposed 2013 goal of 406 homeowners to be served.

Housing Development - In 2013 the Community Development Administration assisted in the completion of 128 affordable housing units. Of the 116 rehabilitated units, 106 were rental and 10 were for sale. 244 units were newly constructed, of which eight were for sale and 120 were rental.

Economic Development:

In 2013 the St. Louis Development Corporation took primary responsibility for carrying out Community Development Block Grant (CDBG) funded economic development activities. The Business Development Support and Neighborhood Commercial District Incentives programs

provide the main vehicles through which businesses in the City are assisted with CDBG program funds.

Loan Programs

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

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

The main function of the program is to provide loans to businesses that may need capital funding for a total project or gap funding to finish a deal. A total of 17 loans were approved (five EDA loans, eight CDBG loans and three SBA loans), and 12 of those have closed during the program year. Total CDBG funding for loan activity in 2013 was $828,000. This amount leveraged $16,780,000 in private funding and equity. In other words, $20.26 of private and owner equity funding was invested for every dollar of CDBG funds.

In 2013 the total jobs projected from the CDBG loan activity described above were 72 new jobs. Of the new jobs, all positions may be assumed to be made available to low to moderate income persons. The result of the new hires is that 100% of the positions filled will benefit low to moderate income persons. It should be noted that loans are made throughout the program year, and loans made later in the program year are less likely to generate positions within the same program year. It should also be noted that job creation is projected over a two-year period. Loans made in 2013 will continue to produce jobs into the 2014 and 2015 program years.

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

Business Development Projects

The St. Louis Local Development Co. ("LDC") provides low-interest loans funded with Community Development Block Grant ("CDBG") and Economic Development Administration ("EDA") funds to businesses seeking to locate or expand in the City of St. Louis. The LDC also

serves as a certified development company providing SBA 504 business loans. The projects assisted with these loans are generally designed to create new, permanent jobs in the City of St. Louis.

During the 2013 program year, the LDC Board of Directors approved:

- One CDBG loan, totaling $150,000 and leveraging $465,000 in private investment;
- Four EDA loans, totaling $449,000 and leveraging $2,201,000 in private investment; and
- Two SBA 504 loans, totaling $466,000.

The LDC also provided financial assistance to the Grand Center incubator, one of five incubators in the St. Louis metropolitan area operated by STLVentureWorks, formerly the St. Louis Enterprise Centers. The Grand Center incubator provides physical space, technical assistance, networking opportunities, and other valuable support to approximately 15 start-up companies.

The $150,000 CDBG loan provided by the LDC to Urban Chestnut Brewing Company, Inc., in 2013 assisted the company in developing a second craft beer brewing facility in the City of St. Louis. The new Grove Brewery and Bierhall opened in March 2014, in a renovated building in the Grove entertainment area. Approximately 30 people are expected to be employed at this new location.

All businesses receiving financial assistance from the LDC are required to notify the St. Louis Agency on Training and Employment (SLATE) when seeking employees for new, entry-level jobs. SLATE helps jobs seekers find suitable employment by providing them with career counseling, training, and job leads, and helps businesses find qualified workers for jobs of all types and skill levels, free of charge.

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 2013 the BAC assisted various businesses with the following licensing and permit activities. The BAC served 830 business clients in 2013.

- Graduated Business Licenses: 497
- Occupancy Permits: 486
- Building Permits: 88
- Preliminary Design Review Meetings: 4
- Board of Adjustment Hearings: 61
- Board of Building Appeals Hearings: 0
- Conditional Use Hearings: 103

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

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

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

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

In 2013, the IDA issued tax-exempt and taxable bonds for a variety of projects. The aggregate bond amount for these projects was $65,910,000. The bonds leveraged $81,449,000 in additional private investment. These projects included substantial renovation or new construction of 213 units of housing with all units targeted to households classified as affordable (60% of the area median income), as well as public facility improvements and health care facility improvements. The LCRA issued one Chapter 99 Project which assisted in business development, and the City issued one Chapter 100 project which assisted in business expansion. The total for these two projects was $8,200,000 in project financing. A description of the 2013 projects supported by the IDA, LCRA, and the City are described below:

- Ballpark Village Development: The IDA issued $5,665,000 in taxable development financing bonds and $12,885,000 in tax-exempt development financing bonds to pay a portion of the costs of the Initial Development Project Phase of the project area of

Ballpark Village north of Busch Stadium. The area includes the northern half of the old Busch Stadium and the Bowling Hall of Fame site. The revenue for repayment of the bonds is generated directly from the project. The bonds will be purchased by the developer, Ballpark Village Development Corporation, a joint venture between the St. Louis Cardinals and The Cordish Companies. The total project cost for the Phase 1 development is $89.1 million. This phase will include 100,000 square feet of enclosed retail, entertainment and restaurant space.

- Kemlab, LLC: The LCRA issued $5,900,000 in taxable industrial development revenue bonds to Kemlab, a manufacturer of aerospace and defense industry products, for redevelopment of a portion of the area located at 1212 Central Industrial Drive, including installation of precision metal manufacturing equipment. LCRA will lease the space and equipment to Kemlab until the bonds are repaid through income generated from the business.

- CityParc at Pine: The IDA issued $16,600,000 in senior housing revenue bonds for low-income housing for seniors (55 years or older), as part of a total project cost of $21,623,000 to acquire and renovate the existing Plaza Square Apartment building at 1531 Pine Street in downtown St. Louis. The project involved a gut rehabilitation including replacement of all major systems, exterior building renovation, extensive landscaping of the exterior common area, and the overhaul of the units, including flooring, kitchens and bathrooms. At completion, the project will have 149 units (100%) of affordable housing for seniors. The developer is Plaza Square 50, LP and the managing partner is Capstone Development.

- Nine Network of Public Media: The IDA issued $5,085,000 in public facilities revenue bonds for expansion at 3655 Olive for St. Louis Regional Public Media, Inc. The project will improve a currently vacant site into a unique Public Media Commons to serve as a gathering space for special events and also for before and after Grand Center events. The total amount includes $2,715,000 in new improvements to the space and an investment of $2,285,000 in equipment purchases.

- Southside Station Apartments: The IDA issued $532,000 in Series A multifamily housing revenue bonds and $3,143,000 in Series B multifamily housing revenue bonds as part of a total project estimated at $6,383,000. The project will renovate two historic buildings into 39 affordable housing units targeting households at 60% of the regional median income. The buildings are the three-story brick Farmers Merchant Building and the adjacent two-story Lutz Building. The project will also have commercial space on the first floors of each building which will be funded separately. The developer is TLG Southside Station, LLC.

- Anders Minkler Huber & Helm LLP: The City issued $2,300,000 in taxable industrial development revenue bonds (Chapter 100) for expansion of the company's existing business by relocating its office to an approximately 43,500 square foot office suite in the office building located at 800 Market Street. It will use the financing to improve the space and equip the space with furniture and fixtures. The

City will lease the space and the equipment to the company until the bonds are repaid through income generated by the business.

- Garfield Place Apartments: The IDA issued $3,500,000 in multifamily housing revenue bonds as part of a total project cost of approximately $6,628,000 to acquire the former Garfield School located at 3200 Texas Avenue for renovation of the building into 25 one-bedroom apartments targeting individuals with special needs and disabled individuals with a history of chronic homelessness. The balance of project financing for the project will include equity from the sale or syndication of federal and state low-income housing tax credits, federal and state historic tax credits, a loan from Peter & Paul Community Services, Inc., and HOME funds. The developer is Peter & Paul Community Services, Inc., a not-for-profit corporation organized as a Section 501(c)(3) ecumenical agency, with a history of assistance to the homeless and disabled community.

- Mid-America Transplant Services: The IDA issued health care facilities revenue bonds in an amount not to exceed $18,500,000 to refinance the purchase by Mid-America Transplant Services of a 50% membership interest in Highlands Plaza Three, LLC, the owner of the building and the real property located at 1110 Highlands Plaza Drive East and to finance certain other costs of the transaction.

Neighborhood Commercial District Improvement (NCDI) Program – In 2013, this program continued to improve the communities of low-moderate income citizens of the City of St. Louis, by enhancing the goods, services, jobs and economic viability of challenged communities. Program funding assisted 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, whenever possible, in improving individual business facades to enhance the commercial streetscapes, as well as providing district-wide public improvements in targeted commercial districts. The 318 businesses benefiting from program funding included 16 new businesses, creating 83 new jobs. Total businesses served, supported 2,026 jobs within the City. In addition to façade 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. These efforts within the districts resulted in noticeable enhancements to the low-moderate income communities they serve.

Projects completed in 2013 are as follows:

Ward	Project Name	Location	CDBG Cost	Total Cost	Date Completed
12	Concordia Turners	6432 Gravois	$5,785.00	$5,785.00	12/30/13
2	Gregg's Bar & Grill	4400 N. Broadway	$21,800.00	$21,800.00	12/30/13
22	Quick Stop Mini Mart	1391 Hodiamont	$ 16,345.00	$16,345.00	12/30/13
19	The Safe Building	3137-39 Locust	$39,177.47	$39,177.47	12/30/13
9	Los Punk	2709 Cherokee	$730.00	$730.00	10/11/13
9	Los Punk	2709 Cherokee	$472.80	$472.80	10/11/13
6	College Bound	110 N. Jefferson	$2,884.00	$2,884.00	9/23/13
10	Silver Leaf	3442 Hereford	$3,021.00	$3,021.00	9/19/13
2	The Rite Bite	1102 McLaran	$3,080.00	$3,080.00	8/23/13
10	Rigazzi's Restaurant	4945 Daggett	$3,898.00	$3,989.00	8/13/13
15	Annie Moons Bakery	4001 Utah	$3,073.00	$3,073.00	8/8/13
15	Annie Moons Bakery	4001 Utah	$4,084.50	$4,084.50	8/8/13
14	Greendot Properties	4501-15 S. Kingshighway	$5,000.00	$5,892.00	8/8/13
25	Dutchtown Commercial Areas	Dutchtown Comm. Dist.	$750.00	$750.00	8/8/13
10	Amterdam Tavern	3175 Morgan Ford	$20,000.00	$20,000.00	8/6/13
22	22nd Ward Trashcans	Various -Ward 22	$7,075.00	$7,075.00	7/29/13
19	Dooley's Beef-N-Brew House	601 N. Grand	$13,309.48	$13,309.48	7/29/13
21	K Mama's New & Used Resale	4108 W. Florissant	$5,870.00	$5,870.00	7/29/13
26	Renee's Restaurant	5860 Delmar	$1,811.04	$1,811.04	7/29/13
7	Soulard Business District	Various Locations	$9,720.00	$ 9,720.00	7/29/13
16	Johnny Gitto's Restaurant	6997 Chippewa	$10,142.00	$12,700.00	7/22/13
10	Hill Business District	Multiple Locations	$4,930.00	$4,930.00	6/24/13
10	Hill Business District	Multiple Locations	$20,562.00	$20,562.00	6/24/13
12	Concordia Turners	6432 Gravois	$3,420.00	$3,420.00	6/18/13

Ward	Project Name	Location	CDBG Cost	Total Cost	Date Completed
15	Gustine Market	3150 Gustine	$829.00	$829.00	6/18/13
9	Sidney Street Café	2000 Sidney	$5,000.00	$15,618.00	6/18/13
9	Tikal, LLC	2619 Cherokee	$1,118.87	$2,118.87	6/18/13
20	Best Buy Auto Sales	6001 S. Broadway	$2,685.00	$ 2,685.00	4/15/13
19	Metro Theatre Company	3311 Washington	$14,618.00	$14,618.00	4/15/13
20	Davita South City Dialysis	3740 S. Jefferson	$10,000.00	$52,055.00	4/15/13
18	Urban League of Metro St. Louis (I)	935 N. Vandeventer	$25,000.00	$28,775.00	4/8/13
19	Urban League of Metro St. Louis(2)	935 N. Vandeventer	$50,000.00	$68,036.00	4/8/13
6	Belli Fiori Florist	3705 LaSalle	$1,115.00	$2,230.00	4/4/13
6	Belli Fiori Florist	3705 LaSalle	$2,486.00	$4,972.00	4/4/13
26	Born Again Resale	5166-68 Dr. Martin Luther King	$22,500.00	$38,216.00	4/4/13
26	EDCO Realty	5162 Dr. MLK	$22,500.00	$28,943.00	4/4/13
19	Lawler Balthasar Auto Service	2741 Locust	$3,598.43	$3,598.43	4/4/13
24	Seamus McDaniels	1208 Tamm	$30,500.00	$48,478.00	4/4/13
24	Colombo's Tavern	6487 Manchester	$3,225.00	$6,450.00	3/27/13
10	Hampton Animal Hospital	2627 Hampton	$13,056.00	$26,113.00	3/27/13
13	Meho Meteric Bldg	5421-23 Gravois	$10,000.00	$10,650.00	3/27/13
4	Mitchell's Package Liquor	4660-74 Dr. Martin Luther King	$13,393.80	$16,993.80	3/27/13
11	8000 Michigan, LLC	8125 Michigan	$20,000.00	$32,448.23	3/18/13
8	Café Natasha	3200 S. Grand	$3,550.00	$4,890.00	3/18/13
2	Creative Customs	8934 Riverview	$9,762.30	$10,243.09	3/18/13
10	McMahon Ford	3300 S. Kingshighway	$40,000.00	$133,397.00	3/18/13
26	A&B Phase II Car Wash	1484 Union	$11,619.00	$11,619.00	3/5/13
7	Laredo on Lafayette Square	2001 Park Avenue	$5,000.00	$5,502.00	3/5/13
25	All Brite Sign Service	4708 Virginia	$12,276.00	$12,276.00	2/25/13

Ward	Project Name	Location	CDBG Cost	Total Cost	Date Completed
27	Regal Meat Market	5791 Thekla Ave	$4,575.00	$4,575.00	2/25/13
8	Mama Josephine's	4000 Shaw	$1,171.00	$1,171.00	2/19/13
8	Regal Food III	4200 Shaw	$10,860.00	$10,860.00	2/19/13
8	Regal Food III	4201 Shaw	$15,000.00	$21,000.00	2/19/13
16	Johnny Gitto's Restaurant	6997 Chippewa	$15,358.00	$17,350.00	2/7/13
17	Mission St. Louis	4366-70 Manchester	$5,000.00	$6,276.00	1/29/13
20	WJL Properties, LLC	2900 Cherokee	$13,000.00	$63,000.00	1/11/13
7	Riley's Florist	1705 S. 7th Street	$5,000.00	$5,861.00	1/11/13
7	4 Hands Brewing Co.	1220 S. 8th Street	$7,447.00	$7,447.00	1/11/13
9	Zerrilo Commercial Property	2701-03 Arsenal	$5,000.00	$15,154.00	1/9/13
17	Park Central Dev.	7718 Ivory	$5,650.00	$5,650.00	1/9/13
15	Bali Cargo Co.	3203 S. Grand	$4,997.64	$4,997.64	1/9/13
13	The Filling Station	5323 S. Kingshighway	$4,231.00	$4,231.00	1/4/13
11	Carondelet Bakery	7726 Virginia Avenue	$935.00	$1,935.00	1/4/13
22	Eye Fashion Factory	5800 Natural Bridge	$10,500.00	$14,000.00	1/4/13
			$649,497.33	**$975,743.35**	

Planning and Administration:

In 2013 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, St. Louis Development Corporation, Legal Services Support and the Planning and Urban Design Agency. Overall, 18.71% 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.

Homeless Services - Emergency Solutions 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

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

Performance Measurement System:

In 2013 the Community Development Administration continued its use of HUD's required performance measurement system for all contracts and activities. Each activity is classified under one of three objectives -- suitable living environment, decent housing and creating economic opportunities. Results for each objective are evaluated as to their success in achieving outcomes of availability/accessibility, affordability and/or sustainability.

Improvements:

Cuts in CDBG and HOME combined with stepped-up reporting and monitoring requirements are stretching staff capacity to the limit. The City looks forward to the continuation of HUD One CPD technical assistance and training that began in 2013.

Budget projections for 2013 were conservative, but actual entitlement funding was significantly reduced leading to cuts for most programs. More budget reductions anticipated for the future will frustrate improvement efforts.

Conclusion:

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

It will remain CDA's mission to carry out the activities that serve to meet the CDBG program's primary objective of developing viable urban communities by providing decent housing and suitable living environments and expanding economic opportunities principally for persons of low and moderate income. Efforts will be ongoing to ensure that over 70% of the aggregate of CDBG fund expenditures will be for activities that benefit persons of low and moderate income. In 2013 over 96.73% 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 2013 the Building Division's Lead Inspection Department conducted 383 lead hazard evaluations throughout the City. Of those inspections, 31% 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 123 risk assessments. Nearly all of these were under the category of primary prevention.

Through various City-funded initiatives, 405 housing units were remediated and cleared of lead hazards in 2013. Several funding sources were used to accomplish the remediation of these units, including federal funds and the Building Division's Lead Remediation Fund. The City's allowed for the remediation of 116 housing units. Another 66 units were made lead-safe through the Healthy Home Repair Program, most of which fell into the primary prevention category. Another 263 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 84 units, and the Building Division conducted clearance testing until the units were lead-safe.