GENERAL

INTRODUCTION

For 37 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 2011

FEDERAL ENTITLEMENT PROGRAM	AWARD AMOUNT
Community Development Block Grant (CDBG)	$17,829,160
HOME Investment Partnership (HOME)	$4,017,930
Emergency Shelter Grant (ESG) Stage I	$865,483
Emergency Shelter Grant (ESG) Stage 2	$486,834
Housing Opportunities for Persons with AIDS (HOPWA)	$1,375,810
TOTAL	$24,575,217

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 2011 are as follows:

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

In 2011 the City provided assistance to developers that allowed for the completion of five affordable housing units, all rehabilitated. 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. 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 2011 the City provided assistance to developers that allowed for the completion of 147 market rate housing units, all of which were for sale. New construction sponsored or directly developed by Community Based Development Organizations accounted for 145 of the units. The remaining two units were substantially rehabilitated.

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

In 2011 a total of 220 households were assisted through City-funded home repair programs, of which 21 were through Rebuilding Together. The 220 homeowners fell short of the City's one year goal (270 units), largely due to budget reductions in both CDBG and HOME funds.

Minor home repairs were undertaken by Home Services, Inc., Carondelet Community Betterment Federation and Riverview West Florissant Corporation. Collectively, the agencies completed 770 minor home repair projects, which exceeded the 2011 goal of 590 projects completed. In addition, the agencies completed nearly 3,800 minor home repairs in the 770 projects.

- *Make Substantial Progress in Implementing the Mayor's Comprehensive Action Plan to Eradicate Lead Poisoning by 2011*

During 2011 a total of 700 lead hazard evaluations were conducted by the Building Division's Lead Inspection Department. Of those inspections, 39% 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 73 risk assessments. Nearly all of these were under the category of primary prevention.

Through various City-funded initiatives, 509 housing units were remediated and cleared of lead hazards in 2011. Several funding sources were used to accomplish the remediation of these units, including federal funds and the Building Division's Lead Remediation Fund. Two HUD Lead Grants allowed for the remediation of 202 housing units. Another 35 units were made lead-safe through the Healthy Home Repair Program, most of which fell into the primary prevention category. Another 35 units were completed and cleared of lead hazards through CDA's Residential Development Section. The owners completed the repairs in another 237 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 2011 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 2011 are as follows:

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

In 2011 1,256 seniors were assisted; 5,235 youths participated in various CDBG funded activities including recreational opportunities, after-school programs and employment training; 167 children were provided day care services; 1,109 individuals received fair housing information, 67,472 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 2011 are as follows:

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

A total of 300 businesses were provided with economic development assistance in 2011, 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 City continues to make substantial progress towards eliminating chronic homeless. The City has opened Places for Fathers Plus program (27 units) and Shalom House Permanent Supportive Housing program (30 units). All units are designated for chronically homeless persons. ESG funds were not used for the programs; however, clients moving into the programs we assisted via the HARP program.

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	2011 Goal	2011 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	5	1,650	0% (2%)	$5,092,401 HOME $45,000 CDBG
Encourage/Incent New Construction/ Rehabilitation of Market Rate Rental/Owner Occupied Housing Units	Provide loan funds for acquisition financing and development cost write-downs	10	147	150	117%	$74,960 CDBG

Goal	Methodology	2011 Goal	2011 Results	5 Year Goal	Percent of 5 Year Goals Completed	Amount/ Formula Grant Expended[1]
Maintain/Improve Existing Housing Quality	Provide funding for repair of owner occupied single family housing	270	222	1,350	35%	$1,271,181 CDBG $1,236,704 HOME
	Provide funding for minor home repairs	590	770	N/A	N/A	$748,571 CDBG
Support CBDO's	Provide capacity building assistance to neighborhood organizations in targeted areas	23	18	23	78%	$2,970,776 CDBG
Build or enhance public infrastructure/facilities	Provide funding for building or enhancing public facilities and infrastructure	N/A	2	N/A		$235,535 CDBG
Aid Public Service Activities	Assist organizations providing senior, youth, child care, health care and other public supportive services	219,684[2]	219,684[2]	420,840	70%	$2,663,064 CDBG
Provide assistance/ incentives to retain/ attract businesses to the City	Provide loans/ grants to businesses and provide funding for facade/public improvements in commercial districts	300	301	1,500	30%	$2,894,437 CDBG
Make Substantial Progress Toward Eliminating Chronic Homelessness	Provide full range of services to minimize homeless/at-risk homeless persons	24,900[3]	42,3943	52,500	81%	$865,483 ESG $349,461 CDBG
Maintain/Improve Services for HIV/AIDS Persons	Provide full range of services for HIV/AIDS persons/families	969	299	2,965	82%	$1,099,461 HOPWA

[1]The amount of grant funds expended reflects current entitlement and prior year funds spent in 2011

[2]This number reflects duplicated people and two projects benefiting low/moderate income persons on area basis. Updated area basis numbers derised from the 2010 census were not yet available during Program Year 2.

[3]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 draft report has been reviewed by HUD and shoulde be complete following another public review session. Until then CDA is working within the framework of an Analysis of Impediments to Fair Housing completed in late 2004. This report represented an update of the analysis previously undertaken in 1997. The 2004 analysis examined barriers to fair housing in the City and summarized findings within four separate areas -- Affordability Impediments, Financial Impediments, Discrimination Impediments and Accessibility Impediments. The purpose of the Analysis of Impediments study was to identify any discriminatory practices 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 St. Louis Civil Rights Enforcement Agency annual 2011 Fair Housing Month Kickoff Celebration was held on March 31, 2011. The event was held in the City Hall Rotunda. This annual event 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 2011 Fair Housing theme "Building Inclusive, Sustainable Communities Free From Discrimination." The featured speaker was the Honorable Derrith Watchman-Moore, Regional VII Administrator for

the United States Department of Housing and Urban Development. Mrs Watchman-Moore's primary responsibility is for overseeing the delivery of HUD programs and services to communities as well as evaluating their efficiency and effectiveness. Approximately 100 plus persons were in attendance.

Ms. Anna Crosslin, President and CEO of the International Institute of St. Louis, received the 2011 Fair Housing Distinguished Service Award. Ms. Crosslin has served for more than three decades through her dedication to the International Institute. The Institute provides counseling, job placement, English classes, refugee resettlement, micro-lending and integrative services to more than 7,000 immigrants from 75 countries each year. Ms. Crosslin's entrepreneurial style of leadership has spawned the International Institute Community Development Corporation, the International Institute Business Solutions Center and National Immigrant Family Violence Initiative.

CREA filed a total of 40 housing discrimination complaints in federal fiscal year 2011. Seventeen no probable cause determinations were rendered, thirteen cases were conciliated, one case was determined to be cause and is currently in litigation, five cases were withdrawn with resolution, two cases was withdrawn without resolution, two cases were closed for failure to locate the Complainant or Respondent.

During federal fiscal year 2011, CREA staff attended Fair Housing Training Conference in Kansas City, Missouri. In addition, CREA participated in the International Institute Festival of Nations, YMCA monthly diversity meetings, NAACP and outreach at the Missouri legislature against the passage of House Bill 205 and Senate Bill 188, which would curtail the rights of Missouri residents to seek redress when they believe they have been victims of discrimination.

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, 2011, 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 2011 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 2011 program year the City prepared and submitted the 2010 program year CAPER report, prepared and submitted the 2012 Action Plan and throughout the year carried out the activities set forth in the 2011 Annual Action Plan.

The 2010 draft CAPER report was made available for review by citizens on March 15, 2011, at the Community Development Administration's office and at the City of St. Louis Central Express Library located at 815 Olive Street. Advertisements indicating the availability of the draft report were placed in the St. Louis Post-Dispatch on March 7, 2011. 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, 2011. One public hearing was held on Wednesday, March 16, 2010 at 3:00 p.m. at 1015 Locust Street.

Three public hearings were held to obtain citizen comments and address any concerns related to the proposed 2012 Annual Action Plan. The first hearing was held on August 24, 2011, the second hearing was held on October 4, 2011, and the third hearing took place on October 20, 2011. 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 2010 CAPER reports along with summaries were available at the hearings so that citizens could review program accomplishment achieved during the 2010 program year. The City drafted the Annual Action Plan in conjunction with City departments, other agencies carrying out activities in 2011, 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 2011 the City attempted to implement the projects and activities specified in the 2011 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 $789,206.71 in program income that was utilized for program activities, while $205,015.78 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, 2012, 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 8, 2012. 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 2011 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, 2012.

- **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 2011 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

2011 City of St. Louis
CDBG Public Service Projects

Legend
Public Service Programs

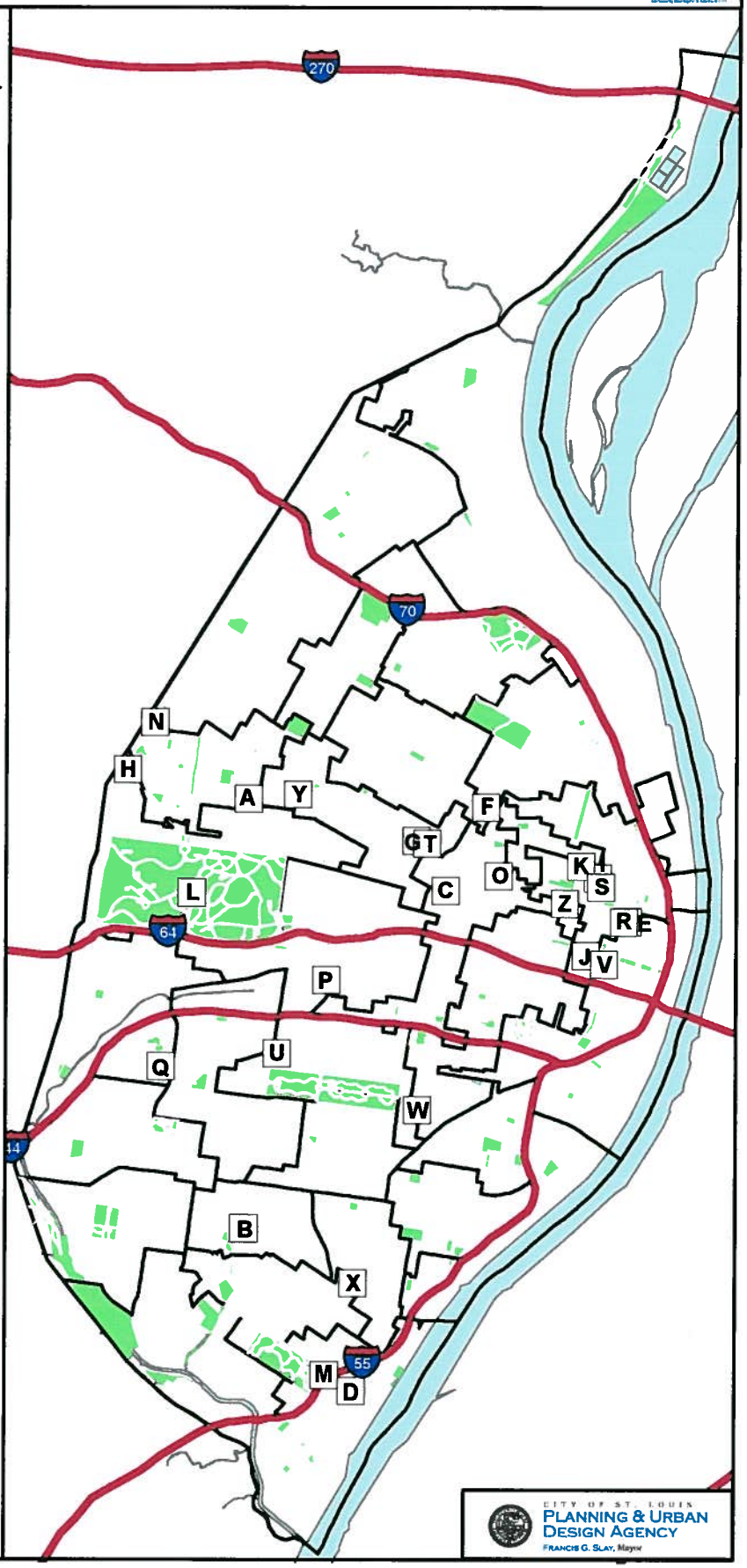
Ward		Organizations
18	A	Better Family Life Urban Rhythms 724 N. Union
11	B	Bevo Senior Services 4705 Ridgewood
19	C	Big Brothers Big Sisters Urban Expansion Project 501 N. Grand, Ste 100
11	D	Carondelet Family Literacy Program 6407 Michigan
5	E	Community Education Centers Program * 801 N. 11th St.
5	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
3	S	McElroy Day Care Center/ Carr Square Infant & Toddler 1629 Biddle
19	T	Metro St. Louis Equal Housing Opportunity Council 1027 S. Vandeventer
7	U	Operation Brightside - Clean-up * 4646 Shenandoah
7	V	Problem Properties Team * 1200 Market
5	W	St. Elizabeth Adult Day Care Program 3401 Arsenal
19	X	St. Louis Tax Assistance 4701 S. Grand Blvd.
18	Y	Union Sarah Senior Center 848 N. Kingshighway
6	Z	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



2011 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
4140 Martin Luther King Dr.

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

J Park Central Development Corp
4512 Manchester

K Riverview-West Florissant Housing Corporation
6085 West Florissant

L Skinker DeBalivere Community Council
6008 Kingsbury

M Southwest Neighborhood Improvement Association
4950 Southwest

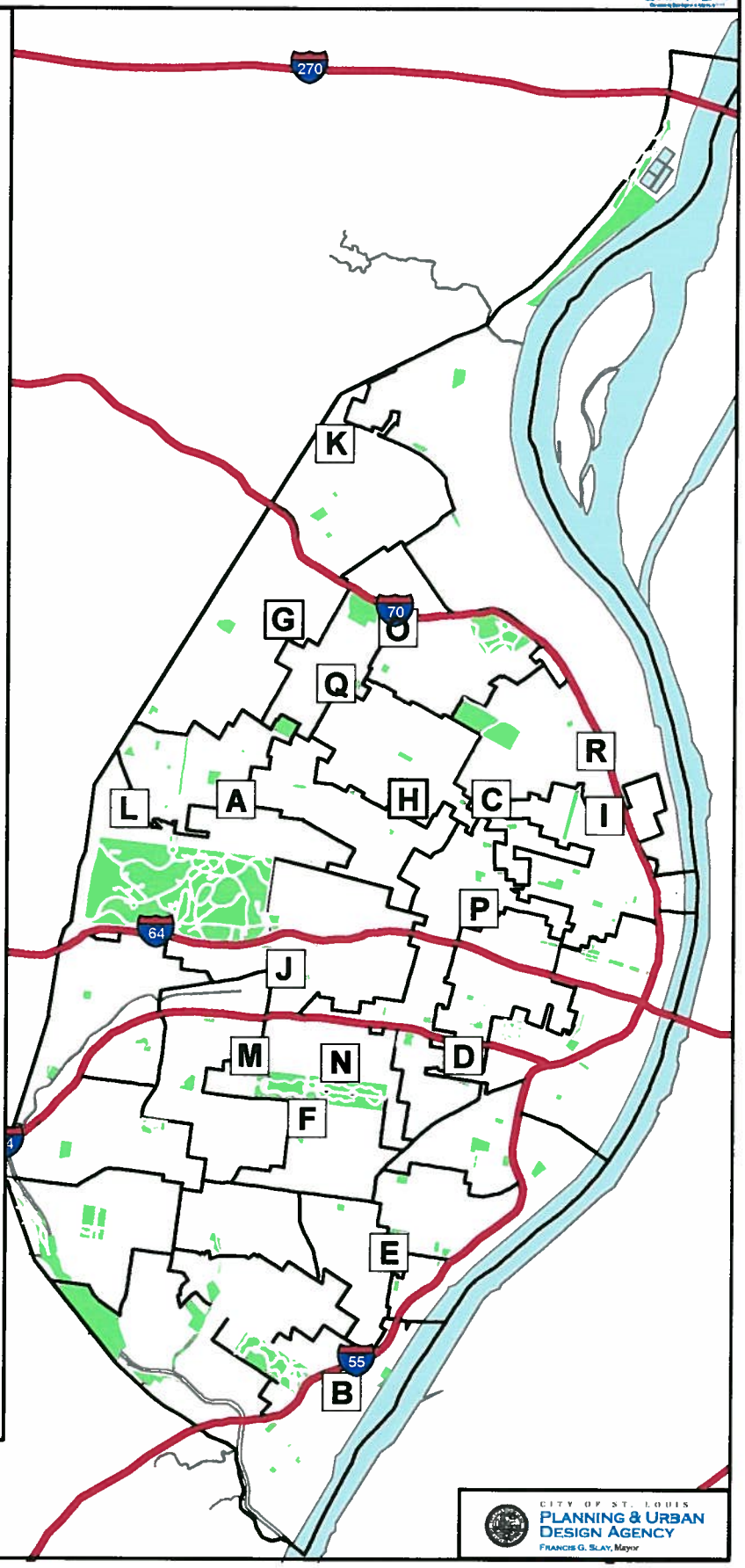
N Shaw Neighborhood Housing Corporation
4067 Shenandoah

O The ACTS Partnership
4330 Shreve

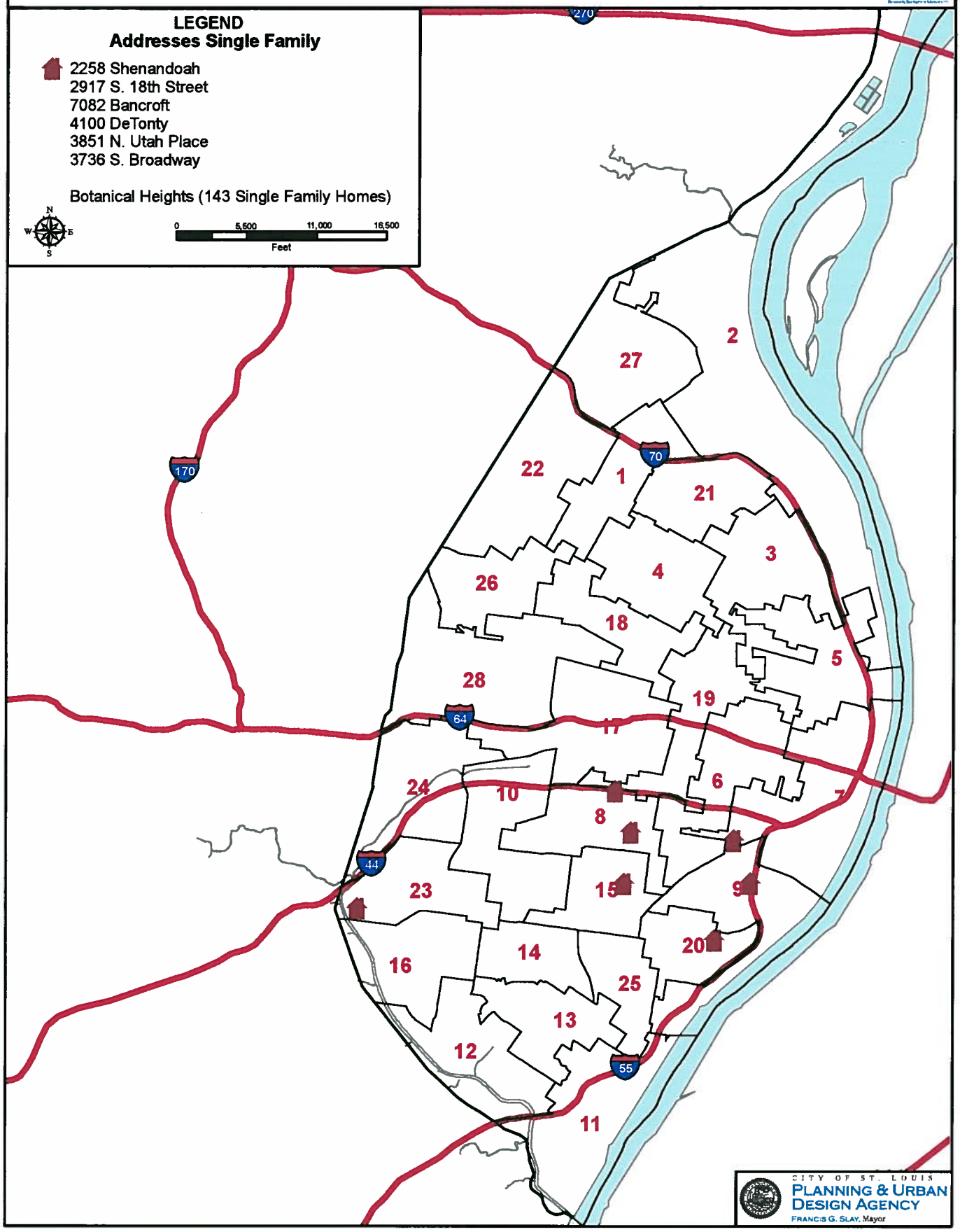
P Vashon/Jeff/Vander/Lou initiative
3030 Locust

Q UJAMAA Community Development &
Black Family Land Trust
3033 Euclid

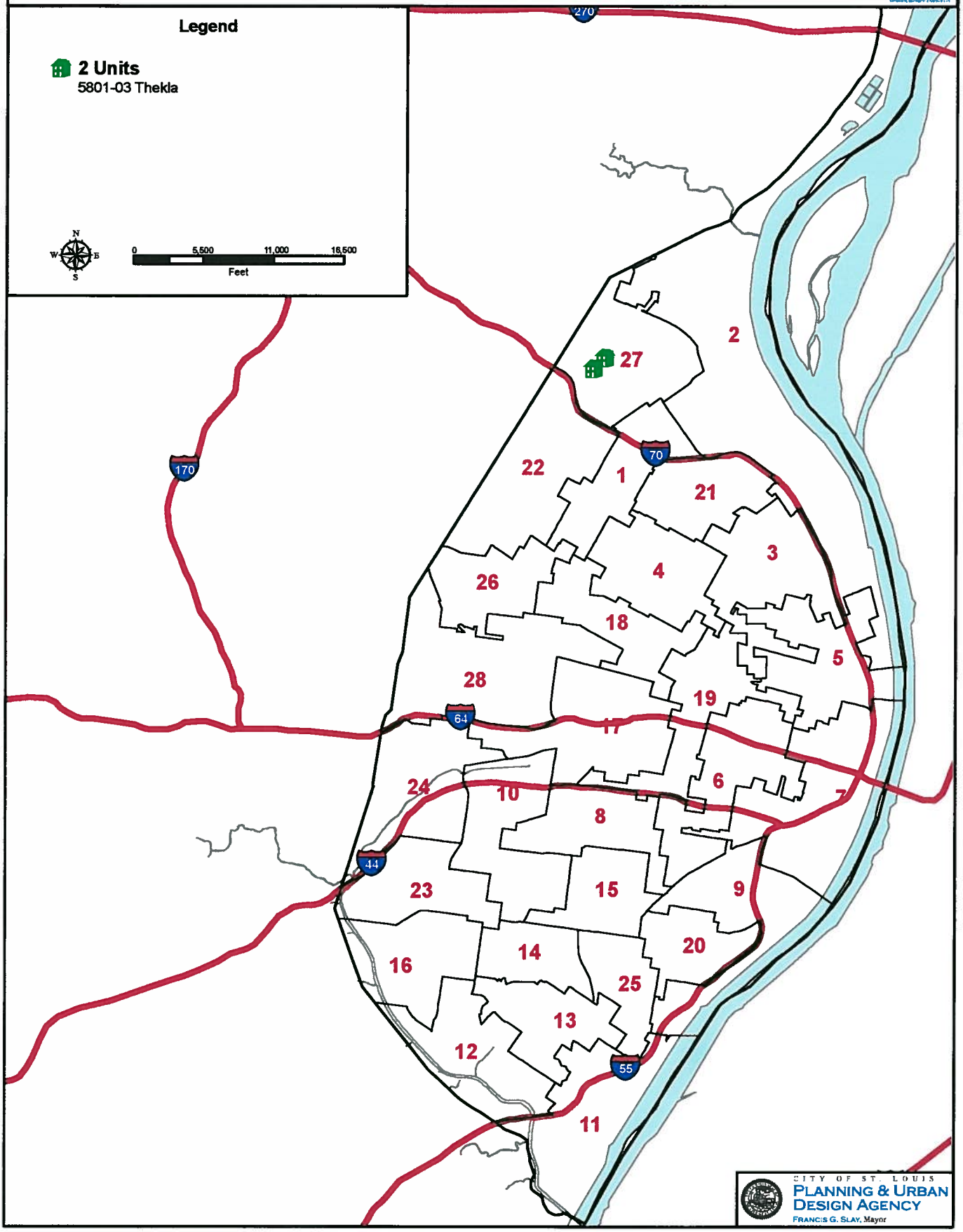
R Hyde Park Outreach
1400 Salisbury



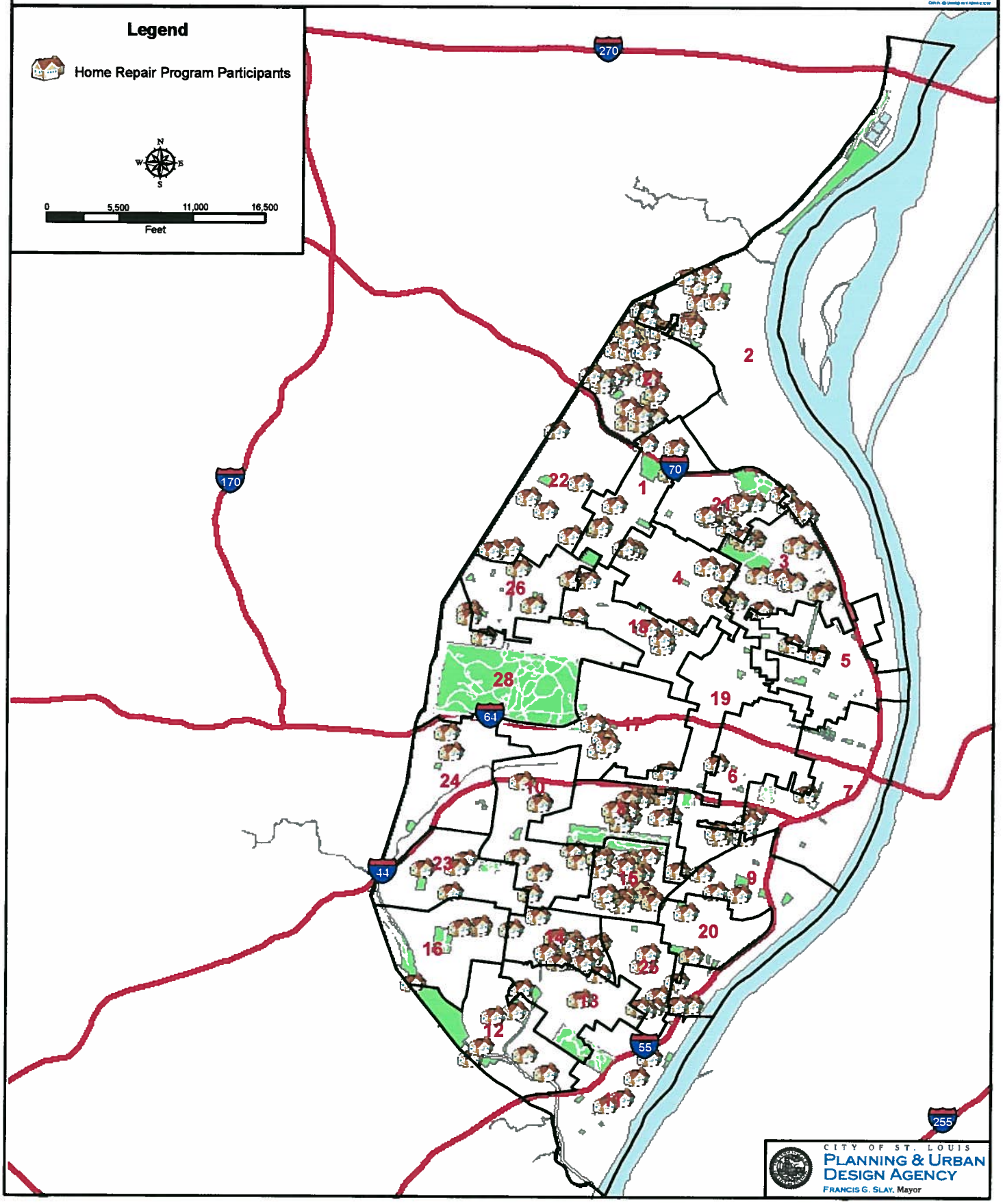
2011 City of St. Louis
CDBG/HOME Funded for Sale Residential



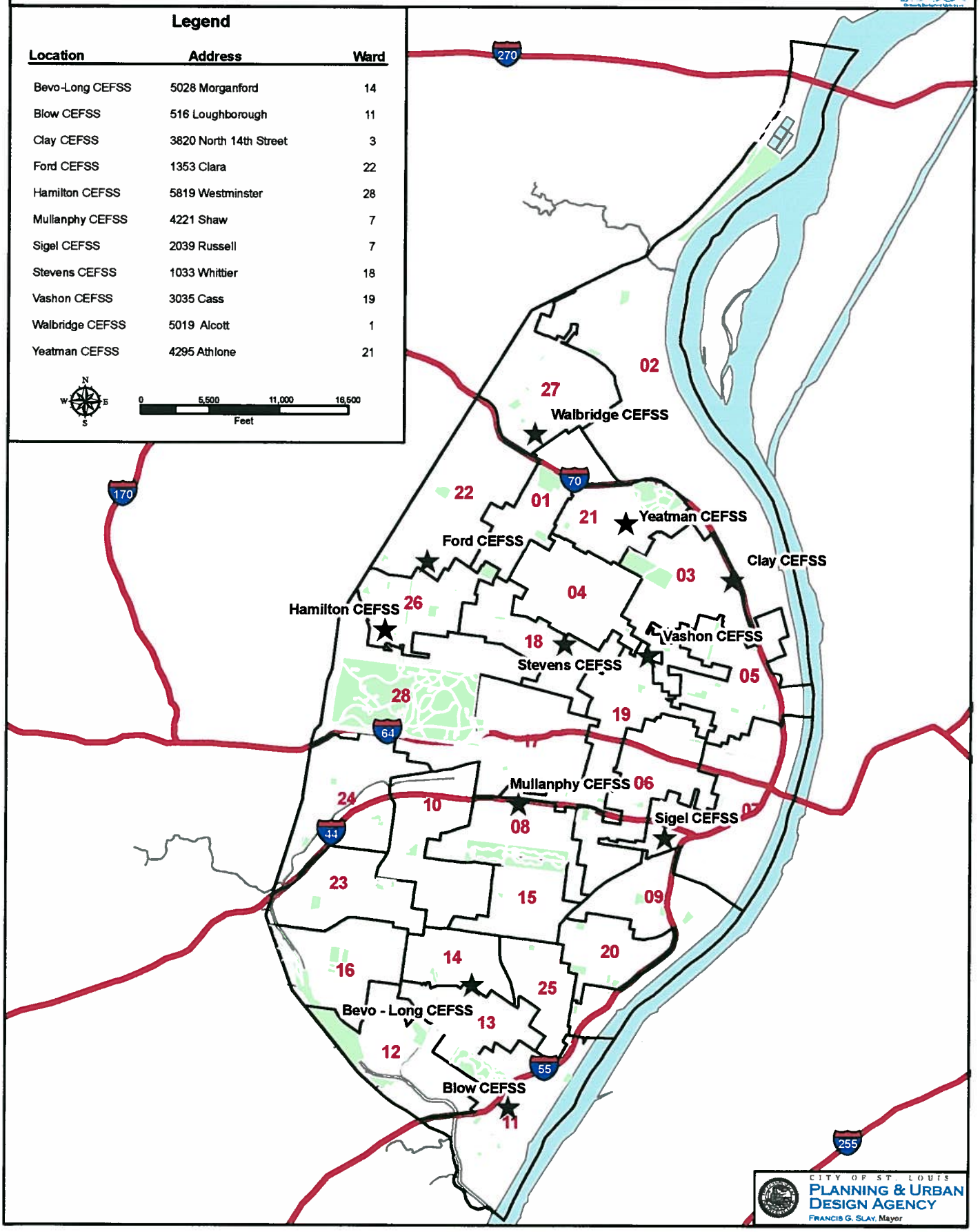
2011 City of St. Louis
CDBG/HOME Funded Rental



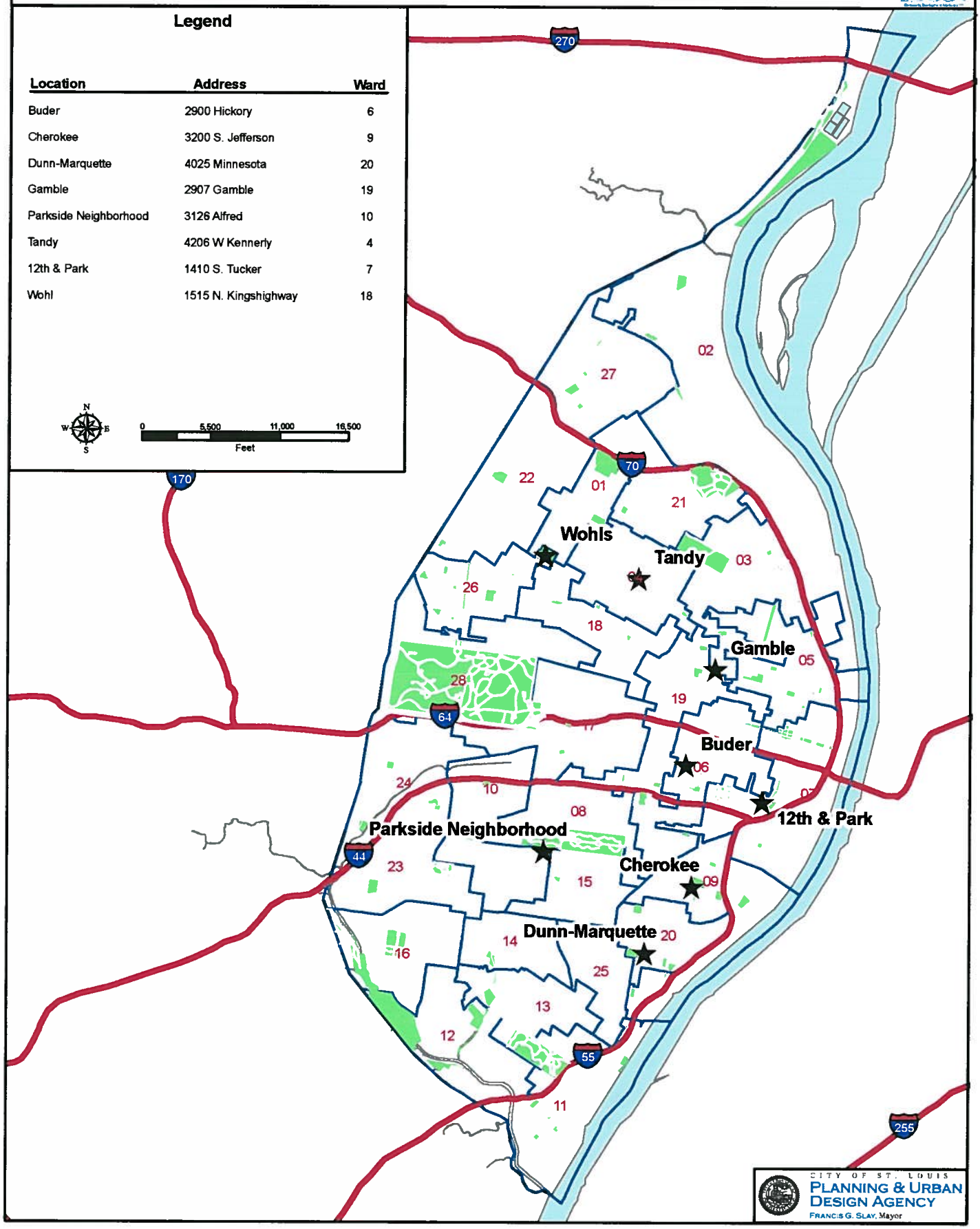
2011 City of St. Louis
Home Repair Program Participants



2011 City of St. Louis
CDBG - Community Education Full Service Schools (CEFSS)



2011 City of St. Louis
CDBG - Expanded Recreation Centers

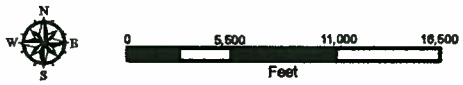


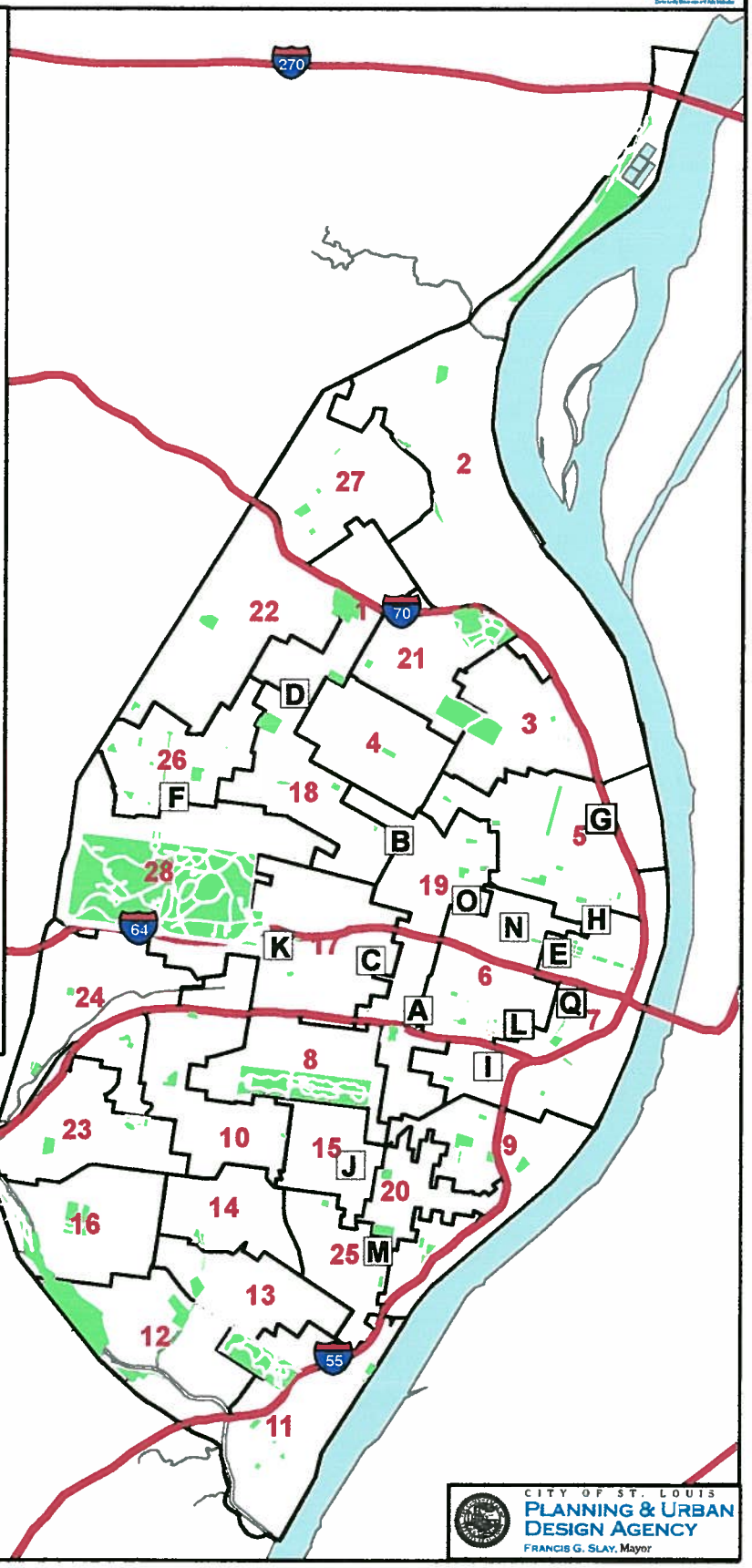
2011 City of St. Louis
ESG Projects

Legend

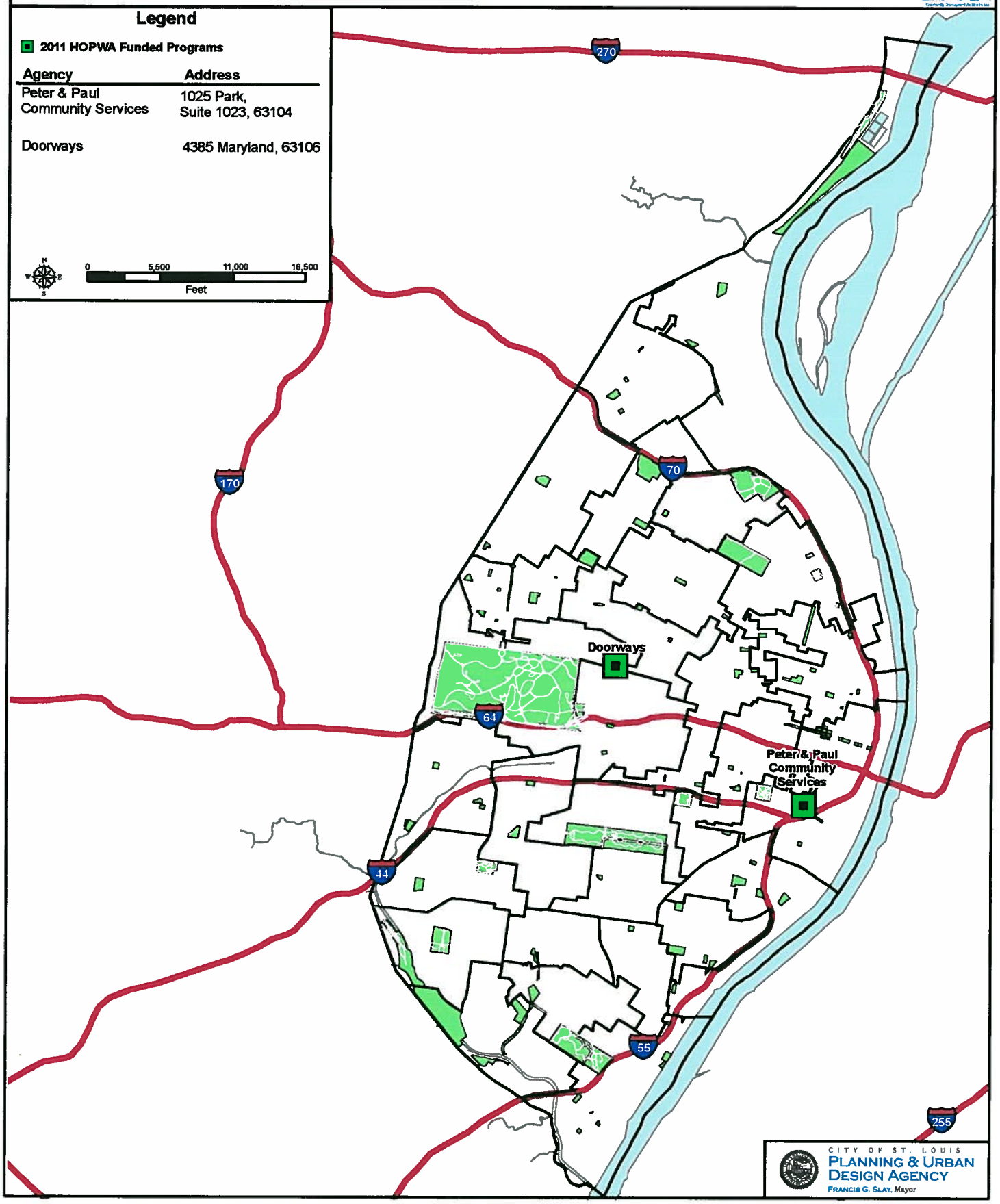
Agency	Address
A Almost Home	3200 St. Vincent
B Bridgeway Counseling Services, Inc.	1027 South Vandeventer #3
C Community Alternatives	3738 Chouteau #200
D Covenant House Missouri	2727 North Kingshighway
E Department of Human Services	1520 Market
F Grace & Peace Fellowship	5574 Delmar
G Haven of Grace	1225 Warren
H Housing Resource Center	800 North Tucker
I Humanitri	2108 Russell
J Lydia's House	3500 Giles
K Metro Homeless Services	1040 South Taylor
L Municipal Information Systems, Inc.	1445 South 18th Suite 132
M Our Lady's Inn	4223 South Compton
N Redevelopment Opportunities for Women	2229 Pine
O Salvation Army Harbor Light	3010 Washington
P St. Martha's Hall*	Confidential
Q St. Patrick Center	800 North Tucker #3
R 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*





2011 City of St. Louis
HOPWA - Funded Facilities



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

MONITORING

FREQUENCY AND METHODOLOGY

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

Programmatic Monitoring

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

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

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

Fiscal Monitoring

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

The Internal Audit Section of the Comptroller's Office continues to perform annual on-site fiscal monitoring of the St. Louis Development Corporation contracts with special focus on the business development contracts. The most recent monitoring report for this agency was issued on November 14, 2011 and contained no observations relating to business development loans. The agency's OMB Circular A-133 report for the year ending June 30, 2010, contained no findings relating to economic development activities.

HOME Compliance Monitoring

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

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

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

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

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

Income Certification & Rental Information Procedures

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

1. A letter requesting the income certification forms and rental data for the current calendar year will be sent via certified mail by 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.

Fiscal Monitoring

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

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

Program Monitoring

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

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

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

RESULTS AND IMPROVEMENTS

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

Programmatic and Fiscal Monitoring

The receipt and review of CDBG/HOME applications allow 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 2011 there were 562 units operating under a HOME Regulatory Agreement. The Asset Manager collected income certification information for these units.

In addition, CDA staff inspected seven properties representing 94 directly-funded HOME units and a total of 482 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 346 directly-funded HOME units and a total of 150 affordable units in 13 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 2 monitoring activities throughout the St. Louis Eligible Metropolitan Statistical Area for the HOPWA program included a thorough on-site monitoring visit in 2011 of each project sponsor. Routine desk audits of invoices and reports are also in the identification of sponsors' organization strengths, weaknesses, and areas for improvement. The Grants Administration staff utilized a fiscal and programmatic monitoring tool was approved by HUD and fully implemented in 2009.

Both project sponsors, Doorways and Peter and Paul Community Services, performed

well overall on monitoring assessments. However, two concerns were identified during client file reviews performed at Doorways related to correctly and completely filling out forms and ensuring that all necessary forms were contained in client files. As a result, the agency was advised to ensure full completion of all forms in client files, with particular attention to updating Rent Reasonableness forms and Housing Quality Standards checklists. The monitoring visit was also utilized to discuss an appropriate spending plan for 2011 STRMU funds with the agency, since the HUD Grant Agreement was received several months into the program year. No major concerns related to program delivery were identified at Peter and Paul Community Services; however, the Contract Compliance Officer was able to offer technical assistance on improved organization of personnel records associated with program staff.

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 2011 the Community Development Block Grant program continued in St. Louis for the 37th consecutive year, and the HOME program continued for the 19th consecutive year. Staff continued efforts to fulfill the reporting requirements of the Integrated Disbursement Information System (IDIS). At the end of 2011 there were 7,443 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 2011 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 2011 two block grant funded day care facilities -- Elmer Hammond and McElroy -- continued program operations.

Youth and Family Services - Services continued much as normal during 2011. The youth and family programs that provided services in 2011 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.

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 2011 through the Housing Resource Center program. This program provided shelter placements, homeless prevention services and relocation services to 18,841 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 2011 and will undoubtedly remain so in the future.

Community Services - In 2011 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 2011 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 2011 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 1,418 buildings, the clearing and maintenance of 685 vacant lots and the trimming or removing of 240 hazardous trees constituted an important effort to maintain the integrity of neighborhoods undergoing changes to their residential fabric.

Public Facilities and Improvements:

In 2011 three CDBG-funded public facility improvement projects were completed: Taylor Avenue Lighting Project, and infranstructure and/or accessibility improvements to Tandy and Lions Park. In addition, the UJAMAA Community Center is at 16% completion.

Community Based Development Organizations:

The City continued its support of 19 Community Based Development Organizations (CBDO's) in 2011. 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 2011 accomplishments for these 19 not-for-profit corporations are detailed on their individual project sheets.

Housing:

Home Repair – Aid in maintaining and repairing homes was also a major focus of the use of CDBG and HOME funds in 2011, enabling CDA to assist in the preservation of mostly single-family housing stock throughout the City. In 2011 a total of 220 low and moderate income homeowners were assisted in maintaining their properties through the City's Healthy Home

Repair Program. Minor home repairs were undertaken by in-house work crews employed by Home Services, Inc., Carondelet Community Betterment Federation, and Riverview West Florissant Development Corporation. Collectively, the agencies completed 770 minor home repair projects, which exceeded the 2011 goal of 590 projects completed. In addition, the agencies completed nearly 3,800 minor home repairs in the 770 projects.

Housing Development - In 2011 the Community Development Administration assisted in the completion of a total of five affordable housing units, all of which were rehabilitated rental units. Please see Section 108 reporting for additional affordable rental units assisted. Market rate units totaled 147, all of which were for sale. All but two were newly constructed.

Economic Development:

In 2011 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 $5,000,000, 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 12 loans were approved (four EDA loans, six CDBG loans and two SBA loans) and eight of those have closed during the program year. Total CDBG funding for loan activity in 2011 was $325,000. This amount leveraged $1,481,223 in private funding and equity. In other words, $4.55 of private and owner equity funding spent for every one dollar of CDBG funds for the loan program activity.

In 2011 the total number of jobs projected from the CDBG loan activity mentioned above was 29 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 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 2011 will continue to produce jobs into 2012 and 2013 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 form is completed and forwarded to SLATE, so that SLATE staff may 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 limited number of forgivable and soft loans and grants. During 2011 approximately $994,000 in loans closed, leveraging around $6.2 million in investment throughout the City. Approximately 65 jobs will be created by these loans. Those loans closed during 2011 included the following:

- **GFA Decorative Trade Services, Inc.:** GFA Decorative Trade Services, Inc. has been in business for approximately 35 years. They are an innovator in product development and design. GFA produces and provides some of the following products and services: folding cartons, point of purchase displays, floor graphics/counter mats, index tabs/binding, die cutting/laminating, and UV coating. The total project cost was approximately $209,000, which includes a CDBG loan of $60,000. GFA plans to create six new full-time jobs.

- **Diave Daye Care Center, LLC:** Diave Daye Care Center is a child care facility which can accommodate 50-60 children, according to the Missouri Childcare Licensing Department. Children will range in age from six weeks to six years old. After-care for school age children will also be provided. Plans are to create five new full time jobs. The overall project cost was approximately $195,000, which included a CDBG loan of $50,000.

- **MediBeacon, Inc.:** MediBeacon is a new biomedical business located in the CORTEX BioScience District. It is a development company employing its own intellectual property to research and commercialize biocompatible optical diagnostic agents for physiological monitoring, surgical guidance, and imaging of pathological disease in the human population. A CDBG loan of $70,000 was part of an overall project cost of $570,000.

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 small number of 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 2011 the BAC assisted various businesses with the following licensing and permit activities. The BAC served 1,036 business clients in 2011.

- Graduated Business Licenses: 595
- Occupancy Permits: 704
- Building Permits: 116
- Preliminary Design Review Meetings: 3
- Board of Adjustment Hearings: 49
- Board of Building Appeals Hearings: 1
- Conditional Use Hearings: 105

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

Industrial Development Authority and Land Clearance for Redevelopment Authority - The IDA and LCRA are the most active issuers in the City of taxable and tax exempt bond financing for projects in the City of St. Louis. Bonds as a means to finance bricks and mortar (fixed-asset projects) at attractive interest rates and over a long term. The IDA can operate anywhere in the City of St. Louis, and the LCRA is limited to assistance to 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. Projects are generally in the range of at least one million dollars in project costs to very large projects at times approaching $30 million. 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 projects. Taxable bonds may also be issued when necessary if project expenses are not tax exempt eligible. The LCRA also issues bank eligible bonds which can be used only by non . profits and which provide greater incentives for banks to purchase bonds and Chapter 100 bonds which, in additional to being a financing tool for businesses, have the added benefit of providing personal property or manufacturer's tax abatement.

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 2011 the IDA issued bonds for four projects totaling $38,023,783 in project funding. These projects leveraged an additional $15,286,217 in private project financing. In total the IDA bond projects for 2011 resulted in the development of 188 units of housing in the City. Over 72% of these units (135) are affordable, targeting household incomes at 60% or lower of the median household income for the region. SLDC staff also managed and supported three bond issuances which were undertaken directly by the City by action of the Board of Aldermen. SLDC supported these projects through legal and project support. A description of the 2011 projects handled by IDA and the City are described below:

- **Grand Center TIF Bonds (IDA):** The IDA issued $16,370,000 in Tax Increment Improvement Revenue Bonds. These bonds were issued to refinance existing TIF notes at more favorable rates and to include projects which were anticipated to go forward utilizing Grand Center TIF assistance in the near term.

- **Metropolitan Artist Lofts (IDA):** The IDA issued $19,983,783 in tax exempt multi-family housing bonds as part of a total project of $25,500,000 to renovate the Metropolitan Building at 500 North Grand (corner of Olive and Grand) into 72 units of affordable housing targeting households at 60% of the median income. The project will incorporate shared-use studios into the common areas as well as display areas. The developer for the project is Dominium Development of Minneapolis.

- **Hyde Park South Apartments Project (IDA):** The IDA issued $8,500,000 in the tax exempt multi-family housing bonds for a multi-building (25) affordable housing development which will create 50 units. All of the buildings are existing historic structures in the Hyde Park Neighborhood. In addition to the bond proceeds of 8.5 million, there was an additional private capital equity investment of $7,500,000. The developer for the project is the Hyde Park South Apartments, L.P., the principals of which have completed two earlier projects in the Hyde Park Neighborhood.

- **Kingsbury Place Apartments (IDA):** The IDA issued $3,170,000 in tax exempt multi-family housing bonds as part of a total project of $4,110,000 to acquire and renovate the existing Kingsbury Place. The 66 unit apartment building will continue to be 20% affordable (15 units) targeting households at 50% of the median region income. The balance of the units will be market rate. The developer was the Kingsbury Apartment 66 L.P.

- **Peabody Energy (City of St. Louis):** The City issued $50,000,000 in Chapter 100 Bonds to assist Peabody Energy with a major expansion of its headquarters in downtown St. Louis at 701 Market Street. Peabody is a Fortune 500 company whose leadership decided to remain and expand in the City. The taxable bond financing will assist Peabody with costs associated with new personal property investment and build out and modernization of the space at 701 Market Street where the company anticipates significant growth beyond its existing work force of 500 full-time employees.

- **Stifel Nicolaus (City of St. Louis):** The City of St. Louis issued taxable Chapter 100 bonds for Stifel Nicolaus, a rapidly-growing investment firm and the related Stifel Bank which will be moving to downtown. Total project costs including building acquisition and renovation are expected to be $34,858,000. The amount of the Chapter 100 bond to assist Stifel was $14,858,000. The company is growing its downtown presence at 501 North Broadway by an additional 225 jobs to 1,025 City-based headquarters job.

- **Ralcorp (City of St. Louis):** The City of St. Louis issued taxable Chapter 100 bonds in the amount of $20 million to assist this headquarters operation for the manufacturer of private label food products. Based upon this assistance from the City, the company renewed its lease at 900 Market Street, taking an additional 38,000 square feet of space. The company anticipates growing from its existing base of 415 employees to 540 employees over the next five years. The bond proceeds will be utilized to acquire new personal property and for renovation of the new space in the building.

Neighborhood Commercial District Improvement Program - In 2011 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 295 businesses benefiting from program funding included 24 new businesses. Total businesses supported 2,052 jobs within the City, including the creation of 160 new jobs. 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. This year also saw the expansion of program objectives to include targeting some facade improvements to neighborhood grocery stores participating in the *"Healthy Corner Store"* initiative in areas designated as "Food Deserts". NCDI efforts were part of a collaborative community partnership striving to improve healthy food access in low-income neighborhoods.

Projects completed in 2011 are as follows:

Ward	Project	Project Address	Amount of City Cost	Date of Completion
6	Diner's Delight	1504 South Compton	$5,523.00	1/11/2011
17	Mangrove Restoration LLC	4258-60 Manchester	$5,389.13	1/11/2011
26	Harambee Institute	5233 Raymond	$1,834.00	1/11/2011
26	D.J.'s Mini Mart	1403 Union	$16,583.00	1/13/2011
25	Veni Vidi Vici LLC	3605-13 Meramec	$20,938.36	1/13/2011
6	Van Goghz	3200 Shenandoah	$5,250.00	1/13/2011
20	Cox Furniture	2811 Chippewa	$2,954.00	1/13/2011
18	Roberts Bros. Properties LLC	4921 Washington	$1,995.00	1/13/2011
6	The Pour House	1933 Washington	$3,917.00	1/13/2011
7	La Belle Histoire	2501 South 12th Street	$10,000.00	1/13/2011
28	Left Bank Books	399 N. Euclid	$15,908.16	1/13/2011

Ward	Project	Project Address	Amount of City Cost	Date of Completion
2	Kulage's Tavern	8635 North Broadway	$4,500.00	1/31/2011
4	G-Zus Automotive Service	4442 Dr. Martin Luther King	$5,985.00	1/31/2011
26	LMW Plaza	1484 Union (aka) 5184-90 Dr. Martin Luther King	$4,840.00	1/31/2011
14	Hollywood Smiles Dental	4630 Gravois	$1,410.70	3/25/2011
7	Nadine's Gin Joint	1913 South 12th Street	$4,866.00	3/25/2011
11	Bull Tadpole LLC	6312 South Grand	$2,000.00	3/25/2011
10	Girasole	5200-08 Wilson	$7,284.00	3/25/2011
20	Jefferson Avenue Bistro	3701 South Jefferson	$10,386.00	3/25/2011
5	Polish Falcons of America	2013 St. Louis	$1,070.00	3/25/2011
5	Polish Falcons of America	2013 St. Louis	$8,930.00	3/25/2011
2	Yours Market	8005 North Broadway	$43,000.00	3/25/2011
1	Wells Tax Service	5206 Natural Bridge	$32,794.00	3/25/2011
17	Nappy Kitchen	1110 Tower Grove	$1,995.50	3/25/2011
17	Forever Yours Bar & Grill	4227 Race Course	$5,000.00	3/25/2011
22	Tandy Medical Building	3737 North Kingshighway	$1,800.00	3/25/2011
10	Local Harvest Deli	3137 Morgan Ford	$9,340.00	3/25/2011
10	Vitale's Bakery	2130 Marconi	$7,605.00	3/25/2011
10	Girasole	5200-08 Wilson	$1,109.29	3/25/2011
21	Riddick's Cleaners	4214 Shreve	$20,000.00	3/25/2011
6	Diave Day Care	2813 Lafayette	$5,000.00	3/25/2011
14	Sana Bakery	4412-14 Morgan Ford	$1,100.00	3/25/2011
22	Dorothy's Cleaners	1341 Hamilton	$15,173.00	4/5/2011
3	Alpha Psi Alpha Fraternity	3615 North 19th Street	$8,725.00	4/5/2011
27	Tracy M. Reed, DFM, LLC	5937 West Florissant	$3,852.00	4/5/2011
5	Mandina Sports Bar	1319 St. Louis	$5,803.00	4/5/2011
5	Midwestern Construction	1451 Mullanphy a.k.a 1619-27 Blair	$1,733.00	4/8/2011
15	Local Harvest Grocery	3108-14 Morgan Ford	$15,000.00	4/8/2011
8	Shaw Neighborhood Housing Corp.	4067 Shenandoah	$2,805.00	4/8/2011
17	Tiffany Community Center	3811 Blaine	$1,077.00	4/8/2011
10	Woof Properties LLC	1501 South Kingshighway	$10,000.00	4/8/2011
22	Tandy Medical Building	3737 North Kingshighway	$2,234.00	4/22/2011
1	E & L Market	5120 Thekla	$41,232.91	4/22/2011
25	The Collective LLC	3309-11 Meramec	$4,160.99	4/22/2011
19	Michael's Catering	3100 Locust	$16,086.00	4/22/2011
14	DC Auto Sales	4320-30 South Kingshighway	$5,000.00	5/2/2011
18	Crown Food Mart	1451 North Kingshighway	$20,836.00	5/4/2011
12	Dragon Club Karate	7248 Gravois	$17, 596.21	5/4/2011
12	Dragon Club Karate	7248 Gravois	$625.00	5/4/2011
6	Christopher Stevens Salon	2020 Washington	$4,973.00	5/10/2011
5	Zakar Hand Car Wash	2828 North Florissant	$1,285.00	5/10/2011
6	Warehouse of Fixtures	2720 Market	$3,971.00	5/13/2011
2	Green Park Broadway Investors	840 East Taylor	$26,262.00	5/13/2011
19	City Diner @ The Fox	541 North Grand	$7,500.00	5/31/2011
4	G-Zus Automotive Services	4442 Dr. Martin Luther King	$2,795.25	5/31/2011
26	LMW Plaza	1484 Union	$1,751.00	5/31/2011
12	Dragon Club Karate	7248 Gravois	$4,615.17	5/31/2011
10	Tower Pub	3234 Morgan Ford	$7,137.00	5/31/2011
20	Stl-Style LLC	3157-59 Cherokee	$2,850.01	5/31/2011
11	Halfway Haus, LLC	7900 Michigan	$5,000.00	6/10/2011

Ward	Project	Project Address	Amount of City Cost	Date of Completion
11	Kim's Pizza	7901-03 South Broadway	$5,000.00	6/10/2011
26	Excel Development	5376-82 Dr. Martin Luther King	$3,900.00	6/10/2011
17	Grove Bus. Dist. Entry Marker	4100 Manchester	$18,000.00	6/16/2011
11	Touchpoint Autism Services	3601 Weber	$6,000.00	6/16/2011
25	Meramec Antiques	3304 Meramec	$4,800.00	6/16/2011
9	China Finders - Interior Accents	2125 Cherokee	$1,809.50	6/16/2011
8	Liam Commercial Bldg.	3232 South Grand	$15,000.00	6/16/2011
5	St. Louis Produce Market	1 Produce Row	$1,900.00	6/16/2011
5	St. Louis Produce Market	1 Produce Row	$2,565.00	6/16/2011
2	Hairs R Us	8907 Riverview	$11,087.43	6/16/2011
6	SIBA	1521 Washington	$6,547.00	6/16/2011
24	Sophia's Place	2817 Watson	$3,834.00	6/16/2011
6	Warehouse of Fixtures	2720 Market	$6,028.98	6/16/2011
22	Dorothy's Cleaners	1341 Hamilton	$3,500.00	6/22/2011
10	McMahon Ford	3295 South Kingshighway	$24,311.00	6/22/2011
24	McCausland Auto	7003 Manchester	$1,260.00	6/22/2011
6	John Hayden State Farm	2600 Locust	$4,300.00	6/22/2011
6	The Juice Box	3101 Arsenal	$1,860.00	6/22/2011
6	The Juice Box	3101 Arsenal	$998.00	6/22/2011
6	Lazerware	2929 Gravois	$10,000.00	6/22/2011
25	Express Lane Market	3900 Gustine	$19,950.00	6/22/2011
14	Swan Packaging	4180 Meramec	$12,500.00	6/22/2011
18	Midtown Tire & Auto	4101 Lindell	$12,971.80	6/22/2011
6	The Juice Box	3101 Arsenal	$2,370.00	6/22/2011
9	Mary Margaret Day Care	4040 South Broadway	$5,000.00	6/22/2011
6	Gelateria Tavolini	1327 Washington	$485.00	6/22/2011
6	Gelateria Tavolini	1327 Washington	$3,534.82	6/22/2011
1	Les Beaux Enfants	3346 Union	$50,225.84	6/26/2011
27	Regal Meat Market	5791 Thekla	$31,240.00	6/28/2011
21	Carrie's Corner Market	4500 Athlone	$6,025.00	6/28/2011
1	Ujamaa Community Dev. Corp.	5076 West Florissant	$6,200.00	6/28/2011
6	SIBA	1521 Washington	$8,033.76	6/28/2011
6	SIBA	1521 Washington	$1,940.00	6/28/2011
6	John Hayden State Farm	2600 Locust	$700.00	6/28/2011
24	Kreative Kakes	2819 Watson	$2,528.00	6/28/2011
5	Old North St. Louis Co-Op	2718-20 North 13th	$20,000.00	6/28/2011
25	Paul's Pizza	5223 Virginia	$2,569.00	6/28/2011
3	Alpha Psi Alpha Fraternity	3615 North 19th Street	$21,200.00	6/28/2011
25	Spasnick Plumbing Inc.	4750 Virginia	$12,996.78	6/30/2011
6	J. Justin Meehan Law Firm	2734 Lafayette	$7,500.00	8/19/2011
10	Coke Law Firm	3187 Morgan Ford	$1,980.00	8/23/2011
10	Bowersox Insurance	3537 South Kingshighway	$12,345.70	9/1/2011
6	Rio Syrup	2311 Chestnut	$10,000.00	9/1/2011
11	Rich Royce Auto Sales	8015-25 South Broadway	$2,000.00	9/1/2011
11	Tesson Station-Broadway Café	7928 South Broadway	$2,000.00	9/1/2011
22	Dorothy's TV, Appliances & Furniture	5917 Dr. Martin Luther King	$5,438.74	9/7/2011
24	Dogtown Veteran's Memorial Park	6314 West Park	$5,000.00	9/7/2011
26	The Parson Building	5977 Delmar	$6,999.06	9/9/2011
7	Joanie's To Go	804 Russell	$5,000.00	9/9/2011

Ward	Project	Project Address	Amount of City Cost	Date of Completion
14	Bevo Mill	4749 Gravois	$20,022.09	9/13/2011
14	Unique Auto	4725 Morgan Ford	$1,948.55	9/13/2011
8	Beck Simmons LLC	3500 Magnolia	$4,985.00	9/16/2011
21	Wesley House	4507 Lee	$20,840.00	9/16/2011
19	University Club Assn.	607 North Grand	$8,664.00	9/16/2011
18	Centrex Electric Co.	3900 Washington	$66,521.70	9/16/2011
19	Turn Group Technologies LLC	2811 Locust	$11,484.90	9/21/2011
10	Marconi Streetscape	1915-2103 Marconi	$80,127.00	9/27/2011
21	LaVogue Beauty Salon	4200 Natural Bridge	$22,238.97	10/6/2011
9	Elders, LTD.	2124 Cherokee	$5,000.00	10/14/2011
4	4548 Dr. MLK Bldg.	4548 Dr. Martin Luther King	$4,900.00	10/14/2011
15	City Diner	3139 South Grand	$1,674.15	10/14/2011
19	T.L.W. & Assoc.'s LLC	3216 Locust	$2,758.00	10/20/2011
21	LaVogue Beauty Salon	4200 Natural Bridge	$5,950.00	10/20/2011
19	T.L.W. & Assoc.'s LLC	3216 Locust	$1,542.00	10/20/2011
8	Failoni Consultants	2242 Thurman	$2,625.00	10/25/2011
8	Massage Luxe	3106 South Grand	$4,735.50	10/25/2011
5	Johnny's Bar & Grill	1435 North Market	$2,108.20	10/28/2011
1	Natural Bridge Plaza (Speedy Lube)	5100 Natural Bridge	$27,860.00	11/3/2011
1	E & L Market	5120 Thekla	$2,710.00	11/3/2011
22	West Side Barber Shop	5801 Wabada	$2,000.00.	11/3/2011
19	Grandview Tower	300 South Grand	$7,248.00	11/3/2011
6	St. Louis Office for D.D. Resources	2334 Olive	$5,900.00	11/13/2011
19	T.L.W. & Assoc.'s LLC	3216 Locust	$3,200.00	11/15/2011
24	Chris's Pancake & Dining	5980 Southwest	$2,685.00	11/15/2011
24	Sugaree Baking Co.	1242 Tamm	$1,748.00	11/15/2011
3	360 Brake Service	4014-18 North Grand	$43,309.00	11/23/2011
HCS	D & F Grocery	3430 Itaska	$9,911.00	11/23/2011
25	D & F Grocery	3430 Itaska	$6,464.94	11/23/2011
17	The Nappy Kitchen	1110 Tower Grove	$500.52	11/23/2011
25	Niebling Auto Body	4111 Meramec	$5,000.00	11/23/2011
7	Historic Crossroads	2201 South 7th	$5,000.00	11/23/2011
10	Southtown Pub	3707 South Kingshighway	$2,160.00	12/1/2011
2	Lonnie's Auto Body	8544 North Broadway	$1,167.00	12/1/2011
22	Premier Lounge	5967-69 Dr. Martin Luther King	$57,500.00	12/6/2011
17	Grove District Signage	Manchester/Taylor	$20,000.00	12/6/2011
4	Mitchell's Package Liquor	4660-74 Dr. Martin Luther King	$3,680.38	12/15/2011
19	University Club Association	607 North Grand	$2,655.00	12/15/2011
25	The Original Crusoe's Restaurant	3152-54 Osceola	$5,000.00	12/15/2011
11	Loughborough Auto Body/Glass, Inc.	317 Loughborough	$2,000.00	12/15/2011
13	Novella Café	5510 South Kingshighway	$8,375.00	12/15/2011
13	The Filling Station	5323 South Kingshighway	$2,450.00	12/21/2011
25	Companion Baking Co.	4555 Gustine	$20,000.00	12/29/2011
4	Mitchell's Package Liquor	4660-74 Dr. Martin Luther King	$64,698.35	12/29/2011
4	Arkansas Fried Chicken	4656 Dr. Martin Luther King	$97,662.00	12/29/2011
4	180° Beauty & Barber	4401 Evans	$3,500.00	12/29/2011
4	Arkansas Fried Chicken	4656 Dr. Martin Luther King	$4,555.26	12/29/2011
4	G-Zus Automotive Service	4442 Dr. Martin Luther King	$1,582.84	12/29/2011
25	Giuseppe's	4139 South Grand	$5,000.00	12/29/2011

Planning and Administration:

In 2011 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 the Contractors Assistance Program which helped individuals in securing employment or training in the construction trades. Overall, 19.94% 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 2011 CDA continued work with the firm Capital Access thanks to technical assistance from the St. Louis HUD field office. This work has already resulted new application packets and underwriting tool for housing production aimed at reducing construction costs and increasing developer participation.

Homeless Services - Emergency Shelter Grant

Activities and strategies identified by the local Continuum of Care are making positive and lasting impact on homelessness. The City of St. Louis has made tremendous strides in combating homelessness. Developing strategies and programs to end long-term homelessness is the principal effect programs have in solving neighborhood and community problems.
The community-based process, the St. Louis City CoC, allows maximum participation of various organizations in the delivery of services to the homeless. The centralized intake system and database for assisting persons experiencing housing crisis has been replicated all over the nation.

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

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

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

monitoring visits.

Non-Homeless Special Needs - HOPWA

Self Evaluation (HOPWA)

Activities conducted by HOPWA St. Louis Eligible Metropolitan Statistical Area (EMSA) project sponsors continue to be a part of the solution for complex neighborhood and community problems. The St. Louis metropolitan area continues to be affected by 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 holds 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 housing. Currently, funding is provided to support two project sponsors in the Missouri and Illinois counties of the EMSA with operating facilities cost support. Project sponsors provided facility based transitional housing and supportive services for 39 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 documentation of financial information from program participants to ensure eligibility as well as assist them in the development of short-term and long-term financial goals. Program participant financial information is used to calculate the amount and duration of rental assistance necessary to achieve self sufficiency. The information collected is also used by 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 served a total of 449 unduplicated households with housing assistance during Program Year 1 (PY1). Additionally, 67 households were provided with supportive housing (case management) services in conjunction with housing activities and 944 households received housing information services. The total for households receiving supportive housing (case management) services is a combination of two agencies providing the service.

Doorways long-term rental assistance clients remain stably housed. In addition, Doorways has taken 25 clients off the waiting list into the long-term program. More detailed outcomes data will be available after evaluation of our annual client surveys and collection of follow-up data.

Of the 54 clients served by Peter and Paul, Positive Directions in PY1, 89% were housed at the end of the year (61% were in permanent housing, 28% remained in transitional housing at Positive Directions). [Note: the 61% reflects both the 28 clients who moved directly from Positive Directions to permanent housing and the five clients Positive Directions assisted into housing after a stay in treatment or emergency housing.] One hundred percent of clients had received individual assistance to enroll in all applicable housing and subsidy programs. One hundred percent of clients had improved access to health care. One hundred percent of clients had access to employment and living skills classes, psychosocial and substance abuse groups, and HIV and general health education.

Bethany Place's transitional housing had three programmatic goals:

- Have 95% of all residents in the program linked to individual and support services. During this time frame 100% of residents were linked to support services in regards to their individual treatment plan. Clients are enrolled in case management services within five days of them residing here. Through case management they are able to access medical care within 30 days, and other types of support services within the first two weeks of them residing in the transitional housing unit.

- Have 50% of all transitional housing residents successfully move into permanent housing within 12 months of their admission. During that time frame 87.5% of residents exited into permanent housing. Bethany Place works closely with Interfaith in St. Louis, Missouri which provides financial assistance to resident who are trying

to obtain permanent housing. Our Rental Assistance Coordinator currently operates three programs that will assist our residents to obtain permanent housing. By increasing the amount of support that each resident receives while residing here, we believe we can increase the chances of an individual moving into permanent housing and remaining there. While the project sponsor reports a success rate of 87.5%, this is dependent on the interpretation of permanent housing. From the results of the 2010 site visit, the DOH Contract Compliance Officer noted that many of the clients transitioned to friends and family, which is not necessarily a stable housing situation. Additionally, the average bed nights for a client are 72 days.

- Seventy-five percent of eligible residents will be referred to Medicare, Medicaid, Social Security, education and/or training or referral for rehabilitation to the Illinois Department of Rehabilitation Services through Case Management. During that time frame 85% of the residents who lived in the Transitional Housing Unit were referred to obtain assistance through the above outlets. Bethany Place staff works closely to ensure they have submitted applications to all eligible services.

Key indicators are those that show how 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 key indicators are found in the HOPWA CAPER such as: those who successfully transitioned or maintained permanent housing, those who engaged/remained in care, and those who successfully accessed or maintained qualification for sources of income.

The St. Louis EMSA HOPWA program is designed to provide decent, safe, and affordable housing for low-income PLWH/A at varying stages of self sufficiency. 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, DOH 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:

2010 Unduplicated Number of Households Receiving HOPWA Assistance By Service Category

	STRMU	TBRA	TH	Support Services (Case Mgmt)	Housing Information
Number Served	206	182	67	67	944
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 displayed in the table below, the St. Louis EMSA HOPWA program exceeded PY1 STRMU and TH goals, while adherence to HUD regulations created an unforeseen barrier to providing the projected level of TBRA assistance.

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Program Year 1 Targets/Actual

	STRMU	TBRA	Facility Based TH	Housing Information	Support Services (case management)
Target	45	240	50	600	50
Actual	206	182	67	944	67

STRMU = Short Term Rent, Mortgage & Utility Assistance TBRA = Tenant Based Rental Assistance TH = Transitional Housing

The Department of Health projected to provide Tenant Based Rental Assistance for 240 clients in FY2009. The number was based on prior years' performance and demonstrated need without consideration for many of the changes that occurred in FY2008 following HUDs monitoring visit and Technical Assistance. As a result of changes made, in particular the affect of the proper implementation of the utility allowance, the St. Louis EMSA experienced a decreased capacity to provide Tenant Based Rental Assistance – supported by the decreased number of clients served as displayed in the chart above – despite the fact that the subcontractor maintains a waiting list for Tenant Based Rental Assistance.

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 findings confirm a structural link between stable housing, health outcomes, and healthcare costs among people living with HIV/AIDS, and the dedication of public resources should be informed by those findings.

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 decrease the quality of services rendered.

Performance Measurement System:

In 2011 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. Opportunities may exist to consolidate some activities and thereby decrease contract volume.

Budget projections for 2011 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 2011 over 88.21% 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 2011 the Building Division's Lead Inspection Department conducted 770 lead hazard evaluations throughout the City. Of those inspections, 39% 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 73 risk assessments. Nearly all of these were under the category of primary prevention.

Through various City-funded initiatives, 509 housing units were remediated and cleared of lead hazards in 2011. Several funding sources were used to accomplish the remediation of these units, including federal funds and the Building Division's Lead Remediation Fund. Two HUD Lead Grants that the City has received allowed for the remediation of 202 housing units. Another 35 units were made lead-safe through the Healthy Home Repair Program, most of which fell into the primary prevention category. Another 35 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 237 units, and the Building Division conducted clearance testing until the units were lead-safe.