

ORDINANCE #66075
Board Bill No. 287
Committee Substitute

An ordinance, recommended by the Board of Estimate and Apportionment, authorizing the Mayor of the City of St. Louis, on behalf of the City, to submit a 2004 Annual Plan to the United States Department of Housing and Urban Development ("HUD") as required to apply for funding under the Federal Community Development Block Grant ("CDBG"), HOME Investment Partnerships ("HOME"), Emergency Shelter Grant ("ESG") and Housing Opportunities for Persons with AIDS ("HOPWA") Entitlement Programs, authorizing and directing the Mayor and the Comptroller on behalf of the City to enter into and execute agreements with HUD for the receipt of 2004 CDBG, HOME, ESG and HOPWA funds, appropriating the sum of Twenty Seven Million Dollars (\$27,000,000) which the City estimates will be available for the 2004 CDBG Program Year, appropriating the sum of Four Million Seven Hundred Sixteen Thousand Two Hundred Seventy-Eight Dollars (\$4,716,278) which the City estimates will be available for the 2004 HOME Program Year, appropriating the sum of Nine Hundred Fifty-Four Thousand Dollars (\$954,000) which the City estimates will be available for the 2004 ESG Program Year, appropriating the sum of One Million One Hundred Ninety-Eight Thousand Dollars (\$1,198,000) which the City estimates will be available for the 2004 HOPWA Program Year, authorizing and directing the Director of the Community Development Administration ("CDA") to contract with municipal agencies, non-profit corporations and other entities, as necessary for the expenditure of CDBG and HOME funds, to establish and implement a lump sum drawdown procedure for the purpose of financing property rehabilitation activities, and/or to establish and implement a procedure for providing financial assistance to CDBG-eligible undertakings through float loan financing, authorizing and directing the Director of the Department of Human Services ("DHS") to contract with municipal agencies, non-profit corporations and other entities, as necessary, for the expenditure of ESG funds, authorizing and directing the Director of Health and Hospitals to contract with municipal agencies, non-profit corporations and other entities, as necessary for the expenditure of HOPWA funds, and directing the Comptroller to issue warrants thereon upon the City Treasury; and containing an emergency clause.

WHEREAS, 2004 CDBG, HOME, ESG and HOPWA funding will become available on January 1, 2004; and

WHEREAS, in order to receive these funds, the City of St. Louis must submit to HUD a 2004 Annual Plan under its Consolidated Plan by November 15, 2003; and

WHEREAS, it is estimated that the 2004 CDBG Entitlement, together with previous year CDBG funds available for re-allocation, CDBG Program Income generated by activities conducted with previous year CDBG Funds that has not yet been appropriated for any purpose and CDBG Program Income estimated to be generated by activities conducted in 2004 with CDBG Funds, will amount to the sum of Twenty Seven Million Dollars (\$27,000,000); and

WHEREAS, the City has identified certain known appropriation needs as summarized in Exhibit A, and the City desires to appropriate the CDBG Entitlement and Program Income Funds for these needs, to establish and implement a lump sum drawdown procedure to finance and facilitate property rehabilitation activities, and to establish and implement a procedure for providing financial assistance to CDBG-eligible undertakings through float loan financing, and;

WHEREAS, it is estimated that the 2004 HOME Entitlement, together with previous year HOME funds available for allocation, HOME Program Income generated by activities conducted with previous year HOME Funds that has not yet been appropriated for any purpose and HOME Program Income estimated to be generated by activities conducted in 2004 with HOME Funds, will amount to the sum of Four Million Seven Hundred Sixteen Thousand Two Hundred Seventy-Eight Dollars (\$4,716,278); and

WHEREAS, the City has identified certain known appropriation needs as summarized in Exhibit A, and the City desires to appropriate the HOME Entitlement and Program Income Funds for these needs; and

WHEREAS, it is estimated that the 2004 ESG Entitlement, together with previous year ESG funds available for allocation, will amount to the sum of Nine Hundred Fifty-Four Thousand Dollars (\$954,000); and

WHEREAS, the City desires to appropriate the ESG Entitlement for these needs; and

WHEREAS, it is estimated that the 2004 HOPWA Entitlement, together with previous year HOPWA funds available for allocation, will amount to the sum of One Million One Hundred Ninety-Eight Thousand Dollars (\$1,198,000); and

WHEREAS, the City desires to appropriate the HOPWA Entitlement for these needs;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF ST. LOUIS, AS FOLLOWS:

Section One. The Mayor of the City of St. Louis, on behalf of the City, is hereby authorized and directed to submit an Annual Plan to the Department of Housing and Urban Development in order to make application for the 2004 CDBG, HOME, ESG and HOPWA Entitlement Programs.

Section Two. There is hereby appropriated the sum of Twenty Seven Million Dollars (\$27,000,000) of CDBG Funds for the purposes described in Exhibit A incorporated herein by reference. The Director of CDA is hereby authorized to make, negotiate and execute any and all contracts or other documents, including disbursing agreements and/or other agreements associated with lump sum drawdowns intended to facilitate property rehabilitation activities, and including agreements associated with the establishment and implementation of a procedure for providing financial assistance to CDBG-eligible undertakings through float loan financing, on behalf of the City, which are necessary to carry out said programs and to expend said funds for the purposes and in the amounts specified in Exhibit A hereto, and the Comptroller is authorized and directed to issue warrants upon the City Treasury for payment thereon. The Director of CDA is further authorized and directed to transfer funds among the purposes described in Exhibit A when requested by the Alderperson in whose ward the funds were budgeted in this Ordinance with the approval of the Board of Estimate and Apportionment, to transfer funds among the City-wide purposes described in Exhibit A with the approval of the Board of Estimate and Apportionment, and, to the extent that additional Tax Increment Financing Revenue and/or program income becomes available that reduce the amount of new CDBG funds required to make the Section 108 loan payment, to add the amount of the CDBG Section 108 loan payment reduction to the City-wide housing production allocations, provided that the Board of Estimate and Apportionment shall approve the expenditure of such funds.

Section Three. There is further appropriated the sum of Four Million Seven Hundred Sixteen Thousand Two Hundred Seventy-Eight Dollars (\$4,716,278) of HOME Funds for the purposes described in Exhibit A incorporated herein by reference. The Director of CDA is hereby authorized to make, negotiate and execute any and all contracts or other documents, on behalf of the City, which are necessary to carry out said program and to expend said funds, and the Comptroller is authorized and directed to issue warrants upon the City Treasury for payment thereon. At least fifteen percent of the aforesaid 2004 HOME funds, or Seven Hundred Seven Thousand Four Hundred Forty-Two Dollars (\$707,442), must be committed to projects to be undertaken by certified Community Housing Development Organizations (CHDOs).

Section Four. There is further appropriated the sum of Nine Hundred Fifty-Four Thousand Dollars (\$954,000) of 2004 ESG Funds. The Director of the Department of Human Services is hereby authorized to make, negotiate and execute any and all contracts or other documents on behalf of the City which are necessary to carry out said program and to expend said funds, and the Comptroller is authorized and directed to issue warrants upon the City Treasury for payment thereon.

Section Five. There is further appropriated the sum of One Million One Hundred Ninety-Eight Thousand Dollars (\$1,198,000) of 2004 HOPWA Funds. The Director of Health and Hospitals is hereby authorized to make, negotiate and execute any and all contracts or other documents on behalf of the City which are necessary to carry out said program and to expend said funds, and the Comptroller is authorized and directed to issue warrants upon the City Treasury for payment thereon.

Section Six. This being an ordinance necessary for the immediate preservation of the public peace, health and safety and providing for public works, an emergency is hereby declared to exist within the meaning of Section 20, Article IV, of the Charter and this ordinance shall be in full force and effect immediately upon its passage and approval by the Mayor.

See attached Exhibit A

Approved: November 14, 2003

ORDINANCE 66075 - EXHIBIT A

COMMUNITY DEVELOPMENT BLOCK GRANT AND HOME PROGRAMS--2004 BUDGET

	TOTAL AMOUNT	CDBG AMOUNT	HOME AMOUNT
<i>Public Services (Citywide)</i>			
Aid for Victims of Crime Aid for Victims of Crime, Inc. (CDBG)	\$13,500	\$13,500	
Community Education Centers St. Louis Board of Education (CDBG)	\$1,000,000	\$1,000,000	
Community Health-in-Partnership Services Community Health-in-Partnership Services (CDBG)	\$62,500	\$62,500	
Development Plan Review Fire Prevention Bureau	\$0	\$0	
Elderly Services St. Louis Area Agency on Aging (CDBG)	\$295,000	\$295,000	
Elmer Hammond Day Care Vaughn Tenant Association (CDBG)	\$20,000	\$20,000	
Expanded Recreation Program Department of Parks, Recreation and Forestry (CDBG)	\$400,000	\$400,000	
Family Strengths and Family Literacy Programs Redevelopment Opportunities for Women (CDBG)	\$12,500	\$12,500	
Housing Resource Center Catholic Charities (CDBG)	\$350,000	\$350,000	
LRA Property Maintenance/Board-Up St. Louis Development Corporation (CDBG)	\$700,000	\$700,000	
McElroy Day Care Carr Square Tenant Management Corporation (CDBG)	\$29,000	\$29,000	
Neighborhood Greening Program Gateway Greening, Inc. (CDBG)	\$13,750	\$13,750	
Nuisance Property Prevention Program Urban League of Metro St. Louis (CDBG)	\$0	\$0	
Operation Brightside Clean-Up Operation Brightside, Inc. (CDBG)	\$140,000	\$140,000	

COMMUNITY DEVELOPMENT BLOCK GRANT AND HOME PROGRAMS--2004 BUDGET

	TOTAL AMOUNT	CDBG AMOUNT	HOME AMOUNT
Operation Brightside Graffiti Eradication Operation Brightside, Inc. (CDBG)	\$200,000	\$200,000	
Operation Safestreet Operation Safestreet, Inc. (CDBG)	\$0	\$0	
Problem Property Team Program City Counselor's Office (CDBG)	\$233,000	\$233,000	
Problem Property Team Program Municipal Courts (CDBG)	\$24,000	\$24,000	
Problem Property Team Program Public Safety (CDBG)	\$19,000	\$19,000	
Problem Property Team Program Circuit Attorney CDBG)	\$43,000	\$43,000	
Salvation Army Family Haven Salvation Army (CDBG)	\$0	\$0	
St. Louis Transitional Hope House St. Louis Transitional Hope House, Inc. (CDBG)	\$0	\$0	
Equal Housing Opportunity Council Equal Housing Opportunity Council	\$40,000	\$40,000	
Public Services (Citywide) Subtotal	\$3,595,250		
<i>Public Services (Specific Geographic Areas)</i>			
Adult Medicine Family Care Center of Carondelet (CDBG)	\$45,000	\$45,000	
Badenfest Senior Center Badenfest Community Corp. (CDBG)	\$30,000	\$30,000	
Better Family Life In-School Program Better Family Life, Inc. (CDBG)	\$75,000	\$75,000	
Bevo Senior Services Bevo Area Community Improvement Corp. (CDBG)	\$30,000	\$30,000	
Carondelet Family Literacy Program Carondelet Community Betterment Federation (CDBG)	\$12,500	\$12,500	

COMMUNITY DEVELOPMENT BLOCK GRANT AND HOME PROGRAMS--2004 BUDGET

	TOTAL AMOUNT	CDBG AMOUNT	HOME AMOUNT
Clifton Heights Neighborhood Association Clifton Heights Senior Center Services (CDBG)	\$20,000	\$20,000	
Daily Care - P.A.C.E. Adult Day Care Program American Red Cross (CDBG)	\$0	\$0	
Friedens Haus Youth Services Program Friedens Haus (CDBG)	\$25,000	\$25,000	
Grand Oak Hill Community Corp. Grand Oak Hill Senior Center Services (CDBG)	\$0	\$0	
Harambee Program Human Development Corporation (CDBG)	\$60,000	\$60,000	
Hi-Pointe Center Hi-Pointe Center, Inc. (CDBG)	\$41,000	\$41,000	
Refugee Relocation Program St. Elizabeth Adult Day Care Center (CDBG)	\$11,250	\$11,250	
St. Elizabeth Adult Day Care Center St. Elizabeth Adult Day Care Center (CDBG)	\$18,000	\$18,000	
Union Sarah Senior Center Services Union Sarah Senior Center Services, Inc. (CDBG)	\$20,000	\$20,000	
West End Recreation Program West End Community Conference (CDBG)	\$20,000	\$20,000	
Youth and Family Center Youth and Family Center (CDBG)	\$25,000	\$25,000	
Youth Development/Mentoring Program Association of African-American Role Models (CDBG)	\$50,000	\$50,000	
Public Services (Specific Geographic Areas) Subtotal:	\$482,750		
TOTAL PUBLIC SERVICES	\$4,078,000		
<i>Public Facilities & Improvements:</i>			
Bevo Public Improvements Bevo Area Community Improvement Association (CDBG)	\$0	\$0	

COMMUNITY DEVELOPMENT BLOCK GRANT AND HOME PROGRAMS--2004 BUDGET

	TOTAL AMOUNT	CDBG AMOUNT	HOME AMOUNT
Windsor Community Center Improvements			
Windsor Community Center (CDBG)	\$0	\$0	
TOTAL PUBLIC FACILITIES AND IMPROVEMENTS:	\$0		
<i>HOUSING--Specific Geographic Areas</i>			
<i>Special Activities by Community Based Development Organizations (Specific Geographic Areas)</i>			
Carondelet House Repair Program (CBDO)			
Carondelet Community Betterment Federation (CDBG)	\$165,000	\$165,000	
Central Corridor Community Based Development Organization			
Central West End-Midtown Community Development (CDBG)	\$100,000	\$100,000	
DeSales Community Based Development Organization			
DeSales Community Housing Corporation (CDBG)	\$52,500	\$52,500	
Dutchtown South Community Based Development Organization			
Dutchtown South Community Corporation (CDBG)	\$80,000	\$80,000	
Fairground West Community Based Development Organization			
Fairground West Association (CDBG)	\$0	\$0	
North Newstead Association Community Based Dev. Org.			
North Newstead Association (CDBG)	\$100,000	\$100,000	
Forest Park Southeast Stabilization Program			
Forest Park Southeast Housing Corporation (CDBG)	\$90,000	\$90,000	
Grand Oak Hill Home Improvement Services			
Grand Oak Hill Community Corporation (CDBG)	\$243,000	\$243,000	
Grand Rock Community Based Development Organization			
Grand Rock CEDC (CDBG)	\$0	\$0	
Hamilton Heights Community Based Development Organization			
Hamilton Heights Neighborhood Organization (CDBG)	\$90,000	\$90,000	
Vashon/JVL Renaissance Community Based Dev. Org.			
Vashon/JVL Neighborhood Association (CDBG)	\$50,000	\$50,000	

COMMUNITY DEVELOPMENT BLOCK GRANT AND HOME PROGRAMS--2004 BUDGET

	TOTAL AMOUNT	CDBG AMOUNT	HOME AMOUNT
Management Assistance and Repair Program DeSales Community Housing Corporation (CDBG)	\$125,000	\$125,000	
Mark Twain Community Based Development Organization Mark Twain Community Alliance (CDBG)	\$28,000	\$28,000	
McRee Town Community Based Development Organization McRee Town Neighborhood Association (CDBG)	\$35,000	\$35,000	
North 7 Star Revitalization CBDO North 7 Star Revitalization Corporation (CDBG)	\$90,000	\$90,000	
Old North St. Louis Community Based Development Organization Old North St. Louis Restoration Group (CDBG)	\$60,000	\$60,000	
Riverview-West Florissant CBDO Riverview-West Florissant Housing Corporation (CDBG)	\$100,000	\$100,000	
Shaw Neighborhood Revitalization and Development Program St. Margaret of Scotland Housing Corporation (CDBG)	\$66,000	\$66,000	
Skinker DeBaliviere CBDO Skinker DeBaliviere Community Council (CDBG)	\$52,000	\$52,000	
Southwest Community Based Development Organization Southwest Neighborhood Improvement Assoc. (CDBG)	\$48,000	\$48,000	
Third Ward Community Based Development Organization Third Ward Neighborhood Council (CDBG)	\$155,000	\$155,000	
Union West Community Based Development Organization Union West Community Corporation (CDBG)	\$71,000	\$71,000	
Ville Neighborhood Community Based Development Organization Ville Neighborhood Housing Association (CDBG)	\$0	\$0	
Ville Neighborhood Community Based Development Organization TO BE DETERMINED (CDBG)	\$100,000	\$100,000	
West End Community Based Development Organization West End Community Conference (CDBG)	\$97,000	\$97,000	
Community Based Development Org. (Specific Geographic Areas) Subtotal:	\$1,997,500		

COMMUNITY DEVELOPMENT BLOCK GRANT AND HOME PROGRAMS--2004 BUDGET

	TOTAL AMOUNT	CDBG AMOUNT	HOME AMOUNT
<i>Home Repair & Rental Prop. Repair--Specific Geographic Areas:</i>			
Management Assistance Program: TO BE DETERMINED (CDBG/HOME)	\$600,000	\$600,000	
New Home Repair Program: TO BE DETERMINED (CDBG/HOME)	\$2,025,000	\$1,215,000	\$810,000
New Home Repair Program Administration: TO BE DETERMINED (CDBG/HOME)	\$1,465,000	\$879,000	\$586,000
Carondelet House Repair Program Carondelet Community Betterment Federation (HOME)	\$0		
Chippewa Stabilization Program Community Development Administration (CDBG)	\$0		
Strategic Home Repair Program Neighborhood Housing Services, Inc. (CDBG/HOME)	\$0		
Targeted Assistance Program Community Development Administration (CDBG/HOME)	\$0		
Grand Oak Hill Home Repair Grand Oak Hill Community Corporation (CDBG/HOME)	\$0		
Grand Rock Home Repair Grand Rock CEDC (CDBG)	\$0		
Hamilton Heights Home Repair Program Hamilton Heights Neighborhood Organization (CDBG)	\$0		
Fairground West Home Repair Fairground West Association (CDBG)	\$0		
Vashon/Jeff/Vander-Lou Home Repair Vashon/Jeff/Vander-Lou Initiative (CDBG)	\$0		
West End Community Conference Home Repair Program West End Community Conference (CDBG)	\$0		
Home /Rental Prop. Repair (Spec. Geog. Areas) Subtotal:	\$4,090,000		
Housing Production/Acquisition--Ward Pool: Community Development Administration (CDBG/HOME)	\$4,127,250	\$2,701,900	\$1,425,350

COMMUNITY DEVELOPMENT BLOCK GRANT AND HOME PROGRAMS--2004 BUDGET

	TOTAL AMOUNT	CDBG AMOUNT	HOME AMOUNT
City-Wide Housing Production: Community Development Administration (CDBG/HOME)	\$2,335,000	\$792,500	\$1,542,500
Housing Prod./Acquisition (Spec. Geographic Areas) Subtotal:	\$6,462,250		
TOTAL HOUSING (Specific Geographic Areas):	\$12,549,750		
<i>Economic Development</i>			
Commercial District Public Improvements & Façade (Specific Geographic Areas)			
Neighborhood Commercial District Program Managers: St. Louis Development Corporation (CDBG)	\$550,000	\$550,000	
Commercial District Incentives: St. Louis Development Corporation (CDBG)	\$1,200,000	\$1,200,000	
Commercial District Public Imp. & Façade (Specific Geographic Areas) Subtotal:	\$1,750,000		
Other Economic Development			
Business Development Support Programs St. Louis Local Development Company (CDBG)	\$1,500,000	\$1,500,000	
Office on the Disabled Accessible Businesses Lead Everywhere (CDBG)	\$50,000	\$50,000	
Other Economic Development Subtotal:	\$1,550,000		
TOTAL ECONOMIC DEVELOPMENT:	\$3,300,000		
<i>Historic Preservation</i>			
Planning for Preservation Landmarks Association (CDBG)	\$60,000	\$60,000	
TOTAL HISTORIC PRESERVATION:	\$60,000		
<i>HOUSING--City-Wide</i>			
Low/Mod Homeowner Assistance Programs (Citywide)			
Code Enforcement Affordable Rehab Loan Program Neighborhood Housing Services, Inc. (CDBG)	\$0	\$0	

COMMUNITY DEVELOPMENT BLOCK GRANT AND HOME PROGRAMS--2004 BUDGET

	TOTAL AMOUNT	CDBG AMOUNT	HOME AMOUNT
Consolidated Homebuyer Assistance Program Community Development Administration (HOME)	\$189,365	\$189,365	
Fannie Mae Homebuyer Assistance Program Community Development Administration (HOME)	\$0	\$0	
Neighborhood Assistance Program Urban League of Metro St. Louis (CDBG)	\$0	\$0	
Predatory Lending Eradication Program Missouri ACORN (CDBG)	\$0	\$0	
Senior Home Security Home Services, Inc. (CDBG)	\$500,000	\$500,000	
Low/Mod Homeowner Assistance (Citywide) Subtotal:	\$689,365		
<i>Housing Development & Acquisition (Citywide)</i>			
Citywide Housing Development Acquisition Pool Land Reutilization Authority (CDBG)	\$0		
Citywide Housing Development/Acquisition Pool Community Development Administration (CDBG/HOME)	\$0		
Housing Development & Acquisition (Citywide) Subtotal	\$0		
TOTAL HOUSING (Citywide):	\$689,365		
<i>Economic Development (Citywide)</i>			
Neighborhood Commercial District Improvement Program St. Louis Development Corporation (CDBG)	\$0		
TOTAL ECONOMIC DEVELOPMENT (Citywide):	\$0		
<i>Section 108 Loan Repayment</i>			
Section 108 Loan Repayment Community Development Administration (CDBG)	\$5,161,003	\$5,161,003	
TOTAL SECTION 108 LOAN REPAYMENT:	\$5,161,003		

COMMUNITY DEVELOPMENT BLOCK GRANT AND HOME PROGRAMS--2004 BUDGET

	TOTAL AMOUNT	CDBG AMOUNT	HOME AMOUNT
<i>Rehabilitation Administration</i>			
CDA Rehabilitation Administration			
Community Development Administration (CDBG/HOME)	\$700,000	\$469,000	\$231,000
TOTAL REHABILITATION ADMINISTRATION:	\$700,000		
<i>Planning and Administration</i>			
CDA Administration			
Community Development Administration (CDBG/HOME)	\$1,533,000	\$1,411,572	\$121,428
Federal Grants Administrative Support			
Office of the Comptroller - Federal Grants Section(CDBG)	\$338,000	\$338,000	
Internal Audit Fiscal Monitoring Administrative Support			
Office of the Comptroller - Internal Audit Section (CDBG)	\$124,160	\$124,160	
Construction Orientation Intake Center (CDBG)	\$0	\$0	
Contractors Assistance Program			
Contractors Assistance Program (CDBG)	\$68,000	\$68,000	
Legal Services Support Program			
City Counselor's Office (CDBG)	\$260,000	\$260,000	
MOKAN			
MOKAN, Inc. (CDBG)	\$135,000	\$135,000	
PDA Administration			
Planning and Urban Design Agency (CDBG)	\$1,570,000	\$1,570,000	
SLDC Administration			
St. Louis Development Corporation (CDBG)	\$1,150,000	\$1,150,000	
TOTAL PLANNING & ADMINISTRATION:	\$5,178,160		
TOTAL BUDGET:	\$31,716,278	\$27,000,000	\$4,716,278