

ORDINANCE #66481
Board Bill No. 310

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 2005 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"), American Dream Down Payment Initiative ("ADDI"), 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 2005 CDBG, HOME, ADDI, ESG and HOPWA funds, appropriating the sum of Twenty Seven Million Dollars (\$27,000,000) which the City estimates will be available for the 2005 CDBG Program Year, appropriating the sum of Four Million Eight Hundred Twenty Seven Thousand Dollars (\$4,827,000) which the City estimates will be available for the 2005 HOME Program Year, appropriating the sum of Six Hundred Fifty Thousand Dollars (\$650,000) which the City estimates will be available for the 2005 ADDI Program Year, appropriating the sum of Nine Hundred Twenty Thousand Dollars (\$920,000) which the City estimates will be available for the 2005 ESG Program Year, appropriating the sum of One Million Two Hundred Fifteen Thousand Dollars (\$1,215,000) which the City estimates will be available for the 2005 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, HOME and ADDI 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, 2005 CDBG, HOME, ADDI, ESG and HOPWA funding will become available on January 1, 2005; and

WHEREAS, in order to receive these funds, the City of St. Louis must submit to HUD a 2005 Annual Plan under its Consolidated Plan by November 15, 2004; and

WHEREAS, it is estimated that the 2005 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 2005 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 2005 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 2005 with HOME Funds, will amount to the sum of Four Million Eight Hundred Twenty Seven Thousand Dollars (\$4,827,000); 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 2005 ADDI Entitlement, together with previous year ADDI funds available for re-allocation, ADDI Program Income generated by activities conducted with previous year ADDI funds that have not yet been appropriated for any purpose and ADDI Program Income estimated to be generated by activities conducted in 2005 with ADDI funds, will amount to the sum of Six Hundred Fifty Thousand Dollars (\$650,000); and

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

WHEREAS, it is estimated that the 2005 ESG Entitlement, together with previous year ESG funds available for allocation, will amount to the sum of Nine Hundred Twenty Thousand Dollars (\$920,000); and

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

WHEREAS, it is estimated that the 2005 HOPWA Entitlement, together with previous year HOPWA funds available for allocation, will amount to the sum of One Million Two Hundred Fifteen Thousand Dollars (\$1,215,000); 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 2005 CDBG, HOME, ADDI, 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 Eight Hundred Twenty Seven Thousand Dollars (\$4,827,000) 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 2005 HOME funds, or Seven Hundred Twenty Four Thousand Four Fifty Dollars (\$724,050), must be committed to projects to be undertaken by certified Community Housing Development Organizations (CHDOs).

Section Four. There is further appropriated the sum of Six Hundred Fifty Thousand Dollars (\$650,000) of ADDI 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.

Section Five. There is further appropriated the sum of Nine Hundred Twenty Thousand Dollars (\$920,000) of 2005 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 Six. There is further appropriated the sum of One Million Two Hundred Fifteen Thousand Dollars (\$1,215,000) of 2005 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 Seven. 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.

EXHIBIT A

COMMUNITY DEVELOPMENT BLOCK GRANT, HOME & ADDI PROGRAMS--2005 BUDGET

PROGRAM/OPERATING AGENCY	TOTAL AMOUNT	CDBG AMOUNT	HOME AMOUNT	ADDI AMOUNT
<i>Public Services (Citywide)</i>				
Aid for Victims of Crime Aid for Victims of Crime, Inc. (CDBG)	\$0	\$0		
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		
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)	\$0	\$0		
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)	\$0	\$0		
Operation Brightside Clean-Up Operation Brightside, Inc. (CDBG)	\$140,000	\$140,000		
Operation Brightside Graffiti Eradication Operation Brightside, Inc. (CDBG)	\$200,000	\$200,000		
Problem Property Team Program City Counselor's Office (CDBG)	\$276,000	\$276,000		
Problem Property Team Program				

Municipal Courts (CDBG)	\$24,000	\$24,000		
Problem Property Team Program Public Safety (CDBG)	\$19,000	\$19,000		
Equal Housing Opportunity Council Equal Housing Opportunity Council (CDBG)	\$40,000	\$40,000		
Public Services (Citywide) Subtotal	\$3,555,500	\$3,555,500	\$0	\$0
<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		
Clifton Heights Senior Center Services St. Louis Care and Counseling Services, Inc. (CDBG)	\$20,000	\$20,000		
Freidens Haus Youth Services Program Freidens Haus (CDBG)	\$25,000	\$25,000		
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)	\$0	\$0		
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:	\$471,500	\$471,500	\$0	\$0
TOTAL PUBLIC SERVICES	\$4,027,000	\$4,027,000	\$0	\$0
<i>Public Facilities & Improvements:</i>				
TOTAL PUBLIC FACILITIES AND IMPROVEMENTS:	\$0	\$0	\$0	\$0
<i>HOUSING--Specific Geographic Areas</i>				
<i>Special Activities by Community Based Development Organizations (Specific Geographic Areas)</i>				
Carondelet Community Based Development Organization (CBDO)				
Carondelet Community Betterment Federation (CDBG)	\$240,000	\$240,000		
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		
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		
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 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:	\$1,947,500	\$1,947,500	\$0	\$0
<i>Home Repair & Rental Prop. Repair--Specific Geographic Areas:</i>				
Management Assistance Program To be determined (CDBG)	\$300,000	\$300,000		
Management Assistance and Repair Program DeSales Community Housing Corporation (CDBG)	\$62,500	\$62,500		
Healthy Home Repair Program Loan Pool: Beyond Housing/Neighborhood Housing Services (CDBG/HOME)	\$2,025,000	\$1,170,000	\$855,000	
Healthy Home Repair Program Administration Catholic Commission on Housing (CDBG/HOME)	\$205,000	\$123,000	\$82,000	
City of St. Louis Building Division (CDBG/HOME)	\$405,000	\$243,000	\$162,000	
Beyond Housing/Neighborhood Housing Services (CDBG/HOME)	\$597,500	\$358,500	\$239,000	
Home /Rental Prop. Repair (Spec. Geog. Areas)	\$3,595,000	\$2,257,000	\$1,338,000	\$0

Subtotal:				
Housing Production/Acquisition--Ward Pool: Community Development Administration (CDBG/HOME)	\$4,489,750	\$3,563,337	\$926,413	
City-Wide Housing Production: Community Development Administration (CDBG/HOME)	\$2,335,000	\$250,000	\$2,085,000	
Housing Prod./Acquisition (Spec. Geographic Areas) Subtotal:	\$6,824,750	\$3,813,337	\$3,011,413	\$0
TOTAL HOUSING (Specific Geographic Areas):	\$12,367,250	\$8,017,837	\$4,349,413	\$0
<i>Economic Development</i>				
Commercial District Public Improvements & Facade (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. & Facade (Specific Geographic Areas) Subtotal:	\$1,750,000	\$1,750,000	\$0	\$0
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	\$1,550,000	\$0	\$0
TOTAL ECONOMIC DEVELOPMENT:	\$3,300,000	\$3,300,000	\$0	\$0
<i>Historic Preservation</i>				
Planning for Preservation To be determined (CDBG)	\$60,000	\$60,000		
TOTAL HISTORIC PRESERVATION:	\$60,000	\$60,000	\$0	\$0
<i>HOUSING--Citywide</i>				
Low/Mod Homeowner Assistance Programs (Citywide)				
Consolidated Homebuyer Assistance Program Community Development Administration (ADDI)	\$650,000	\$0		\$650,000
Senior Home Security Home Services, Inc. (CDBG)	\$700,000	\$700,000		

Low/Mod Homeowner Assistance (Citywide) Subtotal:	\$1,350,000	\$700,000	\$0	\$650,000
<i>Housing Development & Acquisition (Citywide)</i>				
Citywide Housing Development Acquisition Pool Land Reutilization Authority (CDBG)	\$0	\$0	\$0	\$0
Citywide Housing Development/Acquisition Pool Community Development Administration (CDBG/HOME)	\$0	\$0	\$0	\$0
Housing Development & Acquisition (Citywide) Subtotal	\$0	\$0	\$0	\$0
TOTAL HOUSING (Citywide):	\$1,350,000	\$700,000	\$0	\$650,000
<i>Section 108 Loan Repayment</i>				
Section 108 Loan Repayment Community Development Administration (CDBG)	\$5,161,003	\$5,161,003	\$0	
TOTAL SECTION 108 LOAN REPAYMENT:	\$5,161,003	\$5,161,003	\$0	\$0
<i>Rehabilitation Administration</i>				
CDA Rehabilitation Administration Community Development Administration (CDBG/HOME)	\$1,091,587	\$755,000	\$336,587	
TOTAL REHABILITATION ADMINISTRATION:	\$1,091,587	\$755,000	\$336,587	\$0
<i>Planning and Administration</i>				
CDA Administration Community Development Administration (CDBG/HOME)	\$1,630,000	\$1,489,000	\$141,000	
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		
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)	\$995,000	\$995,000		
TOTAL PLANNING & ADMINISTRATION:	\$5,120,160	\$4,979,160	\$141,000	\$0

TOTAL BUDGET:	\$32,477,000	\$27,000,000	\$4,827,000	\$650,000
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Approved: November 12, 2004