

City of St. Louis
Community Development Administration



Substantial Amendment
2015 – 2019 Consolidated Plan
2015 Annual Action Plan

July, 2015

Introduction

In accordance with Title 24 Section 91.505 of the Code of Federal Regulations, the City of St. Louis is submitting this Substantial Amendment to its 2015 - 2019 Consolidated Plan and 2015 Annual Action Plan. This document describes program and funding amendments as proposed by the Community Development Administration (CDA). Specifically, CDA proposes the reprogramming of Community Development Block Grant (CDBG) funding allocated and unspent in previous funding years in the amount of \$7,067,007.76. These unused funds and their proposed reallocation are outlined below.

Regulatory Basis

24 CFR 91.505 requires that the City of St. Louis amend its approved Consolidated Plan whenever it plans to:

1. make a change in its allocation priorities or a change in the method of distribution of funds;
2. carry out an activity, using funds from any program covered by the Consolidated Plan, not previously described in the Annual Action Plan; or
3. change the purpose, scope, location or beneficiaries of an activity.

The regulation further requires that the City identify in its Citizen Participation Plan the criteria used for determining what constitutes a substantial amendment. The City's approved Plan notes that a substantial amendment will be considered to exist when there is a proposed change in activity, scope or funding that deviates significantly from the overall intent of the most recent Consolidated Plan. The proposed changes all meet one of these criteria, and so requires a substantial amendment.

Substantial Amendments

Identification of Funding Designated for Reprogramming

CDA reviewed present and past expenditures through the City's accounting system and through the use of standard reporting tools on the Department of Housing and Urban Development's Integrated Disbursement and Information System (IDIS). IDIS is a real-time, web-based computer application that provides financial disbursement, tracking, and reporting activities for certain HUD grant programs, including CDBG. Through this process, CDA has identified previously funded programs/activities with funding unspent. These projects/activities are listed in the table below:

Year	Contract#	Project/Activity Name	Unspent Funds
2013	13-31-72	Better Family Life CBDO	\$ 54,778.39
2010	10-29-95	BPS Neighborhood Capital Improvement	\$ 9,436.99
2011	11-29-95	BPS Neighborhood Capital Improvement	\$ 36,549.40
2009	09-36-31	Carondelet CBDO	\$ 17,954.59
2013	13-36-31	Carondelet CBDO	\$ 25,063.41
2013	13-14-12	Catholic Charities - Housing Resource Center	\$ 43,483.96

Year	Contract#	Project/Activity Name	Unspent Funds
2009	09-90-00	CDA Administration	\$ 63,470.16
2012	12-90-00	CDA Administration	\$ 125,919.83
2013	13-90-00	CDA Administration	\$ 25,493.67
2012	12-32-01	CDA Rehabilitation Administration	\$ 858.65
2013	13-32-02	CDA Rehabilitation Administration	\$ 467,867.45
2013	13-31-65	Central Corridor CBDO	\$ 13,293.97
2014	14-90-03	City Counselor - Legal Services	\$ 1,734.79
2014	14-10-63	City Counselor - Problem Property Team	\$ 1,005.76
2012	12-90-03	City Counselor - Legal Services	\$ 531.97
2012	12-10-63	City Counselor - Problem Property Team	\$ 1,253.66
2013	13-10-63	City Counselor - Problem Property Team	\$ 223.18
2013	13-10-60	Community Education Centers - St. Louis Public School	\$ 6,408.14
2013	13-13-79	Community Health-In Partnership Services	\$ 100.00
2012	12-31-71	Community Renewal CBDO/MAP	\$ 125,294.84
2013	13-31-71	Community Renewal CBDO/MAP	\$ 4,430.76
2013	13-31-09	DeSales CBDO	\$ 2,150.50
2012	12-31-53	Dutchtown South CBDO	\$ 30,534.31
2013	13-31-53	Dutchtown South CBDO	\$ 91,371.38
2014	14-31-53	Dutchtown South CBDO	\$ 2,000.00
2008	08-11-85	Expanded Recreation	\$ 8,947.30
2009	09-11-85	Expanded Recreation	\$ 22,220.50
2010	10-11-85	Expanded Recreation	\$ 41,307.47
2011	11-11-85	Expanded Recreation	\$ 45,697.15
2012	12-11-85	Expanded Recreation	\$ 33,130.35
2013	13-11-85	Expanded Recreation	\$ 47,047.77
2014	14-11-85	Expanded Recreation	\$ 18,845.47
2013	13-90-04	Federal Grants Administrative Support	\$ 11,382.14
2009	09-36-33	Grand Oak Hill CBDO	\$ 19,808.11
2013	13-31-33	Grand Oak Hill CBDO & MAP	\$ 38,684.91

Year	Contract#	Project/Activity Name	Unspent Funds
2013	13-31-73	Greater Ville CBDO	\$ 36,105.29
2013	13-31-48	Hamilton Heights CBDO	\$ 22.98
2014	14-31-48	Hamilton Heights CBDO	\$ 4,055.00
2011	11-36-20	Healthy Home Repair	\$ 607.90
2012	12-36-20	Healthy Home Repair	\$ 465.40
2013	13-36-20	Healthy Home Repair	\$ 25,365.72
2014	14-36-20	Healthy Home Repair	\$ 43,575.11
2014	14-11-31	Herbert Hoover Boys & Girls Club	\$ 5,340.19
2013	13-10-55	Hi-Pointe Center	\$ 113.36
2014	14-10-55	Hi-Pointe Center	\$ 71.28
2014	14-36-22	Home Repair - Home Services	\$ 14,388.44
2012	12-11-08	Innovative Concept School	\$ 1,292.32
2014	14-11-08	Innovative Concept School	\$ 9,159.21
2013	13-90-05	Internal Audit	\$ 23,058.01
2014	14-21-41	Metro Senior Citizen's Bathroom Rehabilitation	\$ 23,500.00
2014	14-12-41	Metro Senior Citizen's Transportation	\$ 1,245.40
2009	09-36-21	Minor Home Repair - Home Services	\$ 48,012.37
2014	14-36-21	Minor Home Repair - Home Services	\$ 51,532.77
2013	13-10-64	Municipal Court - Problem Property Team	\$ 18.97
2014	14-10-64	Municipal Court - Problem Property Team	\$ 3,753.79
2013	13-50-03	Neighborhood Commercial District	\$ 2,121,328.52
2014	14-50-03	Neighborhood Commercial District	\$ 209,759.59
2014	14-31-54	North Newstead Association	\$ 500.00
2013	13-31-54	North Newstead CBDO	\$ 1,885.87
2014	14-11-32	Northside Community After School	\$ 0.73
2014	14-31-52	Old North St Louis	\$ 500.00
2013	13-10-35	Operation Brightside	\$ 5,591.67
2014	14-10-35	Operation Brightside	\$ 798.36
2014	14-11-62	Park Central Development Corporation	\$ 44,668.00

Year	Contract#	Project/Activity Name	Unspent Funds
2012	12-90-02	PDA Administration	\$ 2,203.95
2013	13-90-02	PDA Administration	\$ 23,129.87
2014	14-90-02	PDA Administration	\$ 5,400.85
2012	12-10-65	Public Safety - Problem Property Team	\$ 2,712.75
2013	13-10-65	Public Safety - Problem Property Team	\$ 2,370.06
2014	14-10-65	Public Safety - Problem Property Team	\$ 7,567.50
2013	13-31-55	Riverview CBDO	\$ 14,064.91
2013	13-36-55	Riverview-West Florissant Home Repair	\$ 4,363.16
2013	13-10-07	SAGE	\$ 9,179.23
2010	10-36-21	Senior Home Security	\$ 61,301.70
2011	11-36-21	Senior Home Security	\$ 14,620.02
2012	12-36-21	Senior Home Security	\$ 65,315.75
2013	13-36-21	Senior Home Security	\$ 117,316.96
2013	13-31-24	Shaw Neighborhood Housing Corporation	\$ 492.28
2014	14-31-24	Shaw Neighborhood Housing Corporation	\$ 5,000.00
2014	14-31-40	Skinker-DeBaliviere Community Council	\$ 1,480.59
2012	12-50-06	LDC Business Development Support	\$ 1,361,633.00
2013	13-50-06	LDC Business Development Support	\$ 55,870.88
2013	13-90-90	SLDC Economic Development	\$ 78.37
2013	13-70-35	SLDC Property Board-Up/Maintenance	\$ 64,946.22
2013	13-70-35	SLDC Property Board-Up/Maintenance	\$ 3,348.12
2014	14-70-35	SLDC Property Board-Up/Maintenance	\$ 2,528.81
2013	13-31-30	Southwest Garden CBDO	\$ 468.81
2014	14-31-66	St. Louis Community Empowerment Foundation	\$ 60,000.00
2014	14-90-60	St. Louis Community Empowerment/Minority Contractors	\$ 115,695.65
2013	13-10-82	St. Louis Tax Assistance Program	\$ 558.00
2012	12-31-78	Third Ward Housing CBDO	\$ 121,202.32
2013	13-31-74	UJAMAA CBDO	\$ 64,392.40
2009	09-21-93	UJAMAA Community Center	\$ 670,931.49

Year	Contract#	Project/Activity Name	Unspent Funds
2012	12-36-66	Vashon Jeff-Vander-Lou CBDO	\$ 36,570.37
2013	13-36-66	Vashon Jeff-Vander-Lou CBDO	\$ 57,119.26
2013	13-10-04	Women Against Hardship	\$ 147.30
			\$ 7,067,007.76

Funding Reprogramming Destination

The City of St. Louis continues to be committed to the priorities set forth in its 2014 – 2019 Consolidated Plan. As such, the City proposes to use the unspent funds from prior years on the following:

1. Children’s and Adolescent Behavioral Health Center: In 2015, the Betty Jean Kerr’s People’s Health Centers (PHC) submitted a CDBG proposal to CDA for the construction of a new \$4.8 million, 20,000 square foot masonry Children’s and Adolescent Behavioral Health Center at 5647 Delmar Blvd., in the West End area. Proposed services will be provided on an outpatient basis and will include, among other things psychiatric diagnosis, consultation, behavioral management and individual, family and group therapy. Targeted population to be served at the Center will originate from the five most reported city zip codes for child abuse and neglect: 63112, 63118, 63115, 63120, and 63107. PHC requested \$3,000,000 and received an initial CDBG allocation of \$1,000,000. This substantial amendment proposes to fully fund PHC’s 2015 request by increasing its current allocation by \$2,000,000.
2. Emergency Shelter Rehabilitation: In 2016, CDA proposes to use \$500,000 of unspent funds to assist the City’s Department of Human Services’ Emergency Shelter Program in the rehabilitation and improvement of a proposed emergency shelter. The primary purpose of emergency shelters is to equip homeless persons to move into appropriate forms of permanent housing as soon as possible. In addition to being provided with emergency shelter, essential services such as case management, employment assistance and job training, and transportation may also be provided. Location of the emergency shelter will be confirmed and reflected in the draft 2016 Annual Action Plan, which will be issued for public comment.
3. Recreation Center Improvements: In 2016, CDA proposes to use \$500,000 of unspent funds to assist the City’s Department of Parks, Recreation, and Forestry in repairs to Wohl and 12th & Park Recreation Centers. Both recreation centers are located in low- and moderate neighborhoods and operate the CDBG-funded Expanded Recreation Services Program. This program is targeted to low to moderate-income children and provides after school and summer programs, providing a safe and fun environment for children during a time when they are most susceptible to crime.
4. Housing Production: CDA proposes to use \$2,000,000 of unspent funds during the Consolidated Plan period (2015 - 2019) to increase housing production. CDA provides funding to both non-profit and for-profit developers to renovate dilapidated/abandoned properties or develop vacant land with an emphasis on safe, decent, and affordable housing primarily for low- and moderate-income persons. This additional funding will be allocated during annual CDBG funding cycles and will be presented in subsequent Annual Action Plans.

5. Home Repair: CDA proposes to use \$2,000,000 of unspent funds during the Consolidated Plan period (2015 – 2019) to increase the availability of home repairs. CDA’s home repair program provides home repair assistance to low and moderate income homeowners in the City of St. Louis. This additional funding will be allocated during annual CDBG funding cycles and will be presented in subsequent Annual Action Plans.
6. Public Improvements: CDA proposes to use the remaining \$67,007.76 during the Consolidated Plan period (2015 – 2019) on CDBG-eligible public facilities and improvements. The additional funding will be allocated during annual CDBG funding cycles and will be presented in subsequent Annual Action Plans.

Citizen Participation

In accordance with 24 CFR Part 91.105(c)(3) for local governments, the substantial amendment public notice was released for citizen review and comments on June 4, 2015. During the 30-day public comment period, from June 4, 2015 – July 5, 2015, the Draft Substantial Amendment was made available during regular business hours between 8:00 a.m. and 5:00 p.m., Monday – Friday at CDA, which is located at 1520 Market St. (63103). In addition:

- The Draft Substantial Amendment was available at the Central Branch of the St. Louis Public Library, which is located at 1301 Olive Street (63103).
- The Draft Substantial Amendment was available on the CDA website: <http://www.stlouis-mo.gov/cda>.
- The availability of the Draft Substantial Amendment was posted on the CDA Facebook page.
- CDA emailed the public notice to its CDBG mailing list, which includes approximately 300 organizations, elected officials, and other community stakeholders.
- CDA forwarded the public hearing notice to Mind’s Eye Radio to notify individuals with vision impairments.
- CDA translated the public notice to Spanish, Bosnian, Chinese, Filipino, French, and Vietnamese and forwarded it to the International Institute to notify persons with Limited English Proficiency.

CDA held a public hearing on June 18, 2015 at 5:30 p.m. at its office to review the Draft Substantial Amendment and provide an opportunity for public comments. In addition, CDA attended the Housing, Urban Development and Zoning (HUDZ) Aldermanic Committee meeting on June 10, 2015, where members of the staff presented the Draft Substantial Amendment and solicited feedback from the Aldermen in attendance.

A copy of the public hearing notice is included in Exhibit 1. Questions/Comments and Answers from the HUDZ Committee Meeting are included in Exhibit 2. Public hearing questions and comments are presented in Exhibit 3. Responses to the questions and comments presented at the public hearing are detailed in Exhibit 4. No written comments were received.

Exhibit 1: Public Hearing Notice

CITY OF ST. LOUIS

Public Hearing Notice
and

Draft Substantial Amendment, Citizen Participation Plan and 2016 CDBG/HOME Funding Priorities
Available for Review and Comment

The City of St. Louis is soliciting comments on three draft documents: (1) Draft Substantial Amendment to its 2015 – 2019 Consolidated Plan/2015 Annual Action Plan; (2) Draft Citizen Participation Plan; and (3) Draft 2016 CDBG/HOME Funding Priorities. The Substantial Amendment proposes the reprogramming of Community Development Block Grant (CDBG) funding allocated and unspent in previous funding years. The Citizen Participation Plan describes the proposed steps that the City will take to encourage citizen input in HUD-funded programs. The 2016 Funding Priorities document details the types of activities that the City proposes to fund in 2016 with CDBG and HOME Investment Partnership (HOME) funds.

Public Hearing Notice/Public Comment Period

The Community Development Administration (CDA) will conduct a public hearing on **Thursday, June 18, 2015 at 5:30 p.m.** at 1520 Market Street – Suite 2000 (63103). The purpose of this hearing is to solicit public comments and answer questions pertaining to the Substantial Amendment, Citizen Participation Plan and 2016 CDBG/HOME Funding Priorities.

Documents Available for Review

1. The Substantial Amendment to the 2015-2019 Consolidated Plan and 2015 Annual Action Plan will be available in draft form for review by any interested citizen on **June 5, 2015** at the Central Branch of the St. Louis Public Library located at 1301 Olive Street. The Amendment will also be available for review at CDA, located at 1520 Market Street, Suite 2000. Copies of the report may be downloaded from the City of St. Louis website at <https://www.stlouis-mo.gov/government/departments/community-development/documents/index.cfm>. **Written comments will be accepted until 5:00pm on July 6, 2015.**
2. The Citizen Participation Plan will be available in draft form for review by any interested citizen on **June 5, 2015** at the Central Branch of the St. Louis Public Library located at 1301 Olive Street. The Plan will also be available for review at CDA, located at 1520 Market Street, Suite 2000. Copies of the report may be downloaded from the City of St. Louis website at <https://www.stlouis-mo.gov/government/departments/community-development/documents/index.cfm>. **Written comments will be accepted until 5:00pm on July 6, 2015.**
3. The 2016 CDBG/HOME Funding Priorities document will be available on **June 5, 2015** in draft form for review by any interested citizen. The list of priorities will be available for review at CDA, located at 1520 Market Street, Suite 2000. Copies of the priorities may be downloaded from the City of St. Louis website at <http://www.stlouis-mo.gov/cda>. **Written comments will be accepted until 5:00pm on June 18, 2015.**
4. The 2016 CDBG/HOME Funding Timeline will be available on **June 5, 2015** on the City of St. Louis website at <http://www.stlouis-mo.gov/cda>.

Written Comments

The views of citizens, public agencies, and other interested parties are strongly encouraged. Written comments or suggestions may be addressed to Ms. Alana Green, Director of Administration, Community Development Administration, 1520 Market, Suite 2000, St. Louis, MO 63103, or via e-mail at GreenA@stlouis-mo.gov.

Other Information

Persons with special needs or accommodations relating to handicapped accessibility or foreign language should contact Ms. Green via email at GreenA@stlouis-mo.gov or by phone at (314) 657-3844 or (314) 589-6000 (TDD). Interpreting services are available upon request for persons with hearing disabilities. Interested parties should contact the Office on the Disabled at (314) 622-3686/voice or (314) 622-3693/TTY.

CDA is an equal opportunity agency (employer). Minority participation is encouraged.

ST. LOUIS POST-DISPATCH

St. Louis Post-Dispatch and Suburban Journals

AFFIDAVIT OF PUBLICATION

CDA-COMMUNITY DEV.
ATTN: JENNIFER RICE
1520 MARKET ST. STE 2000
ST. LOUIS, MO 63101

Ad # 2024670

CITY OF ST. LOUIS
Public Hearing Notice
and
Draft Substantial Amendment, Citizen Participation Plan and 2015 CDBG/HOME Funding Priorities Available for Review and Comment

The City of St. Louis is soliciting comments on three draft documents: (1) Draft Substantial Amendment to its 2015-2019 Consolidated Plan/2015 Annual Action Plan; (2) Draft Citizen Participation Plan; and (3) Draft 2015 CDBG/HOME Funding Priorities. The Substantial Amendment proposes the reprogramming of Community Development Block Grant (CDBG) funding allocated and unspent in previous funding years. The Citizen Participation Plan describes the proposed steps that the City

4. The 2015 CDBG/HOME Funding Timeline will be available on June 5, 2015 on the City of St. Louis website at <http://www.stlouis-mo.gov/cda>.

Written Comments

The views of citizens, public agencies, and other interested parties are strongly encouraged. Written comments or suggestions may be addressed to Ms. Alana Green, Director of Administration, Community Development Administration, 1520 Market, Suite 2000, St. Louis, MO 63103, or via e-mail at GreenA@stlouis-mo.gov.

Other Information

Persons with special needs or accommodations relating to handicapped accessibility or foreign language should contact Ms. Green via email at GreenA@stlouis-mo.gov or by phone at (314) 657-3824 or (314) 589-6000 (TDD). Interpreting services are available upon request for persons with hearing disabilities. Interested parties should contact the Office on the Disabled at (314) 622-3686/voice or (314) 622-3693/TTY.

CDA is an equal opportunity agency (employer). Minority participation is encouraged.

THE ATTACHED ADVERTISEMENT WAS PUBLISHED
In the St. Louis Post-Dispatch and/or the Suburban Journals
on the following date(s): June 3, 2015.

Ellen Devine

COMPANY REPRESENTATIVE

SWORN TO AND SUBSCRIBED BEFORE ME
THIS June 3, 2015

NOTARY PUBLIC, CITY OF ST. LOUIS

BETH A. BRADLEY
Notary Public, Notary Seal
State of Missouri
St. Louis City
Commission # 14991746
My Commission Expires July 01, 2018

R BLVD., ST LOUIS MO 63101-1099

PHONE 314-340-8000

ST. LOUIS AMERICAN NEWSPAPER
2315 PINE ST.
ST. LOUIS MO. 63103
314-533-8000

JUNE 16, 2015

COMMUNITY DEVELOPMENT
ADMINISTRATION
1520 MARKET STREET STE 2000
ST. LOUIS, MO. 63101
INVOICE#64106

ATTN: JENNIFER RICE

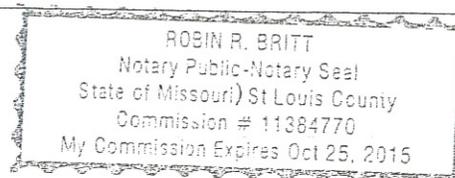
SEALED BID: CITY OF ST. LOUIS PUBLIC HEARING NOTICE – AND DRAFT
SUBSTANTIAL AMENDMENT, CITIZEN PARTICIPATION PLAN AND 2016 CDBG/HOME
FUNDING PRIORITIES AVAILABLE FOR REVIEW AND COMMENT THE CITY OF ST. LOUIS
IS SOLICITING COMMENTS ON THREE DRAFT DOCUMENTS: (1) DRAFT SUBSTANTIAL
AMENDMENT TO ITS 2015-2019 CONSOLIDATED PLAN/2015 ANNUAL ACTION PLAN; (2)
DRAFT CITIZEN PARTICIPATION PLAN; (3) DRAFT 2016 CDBG/HOME FUNDING PRIORITIES.
THE SUBSTANTIAL AMENDMENT PROPOSES THE REPROGRAMMING OF COMMUNITY
DEVELOPMENT BLOCK GRANT (CDBG) FUNDING ALLOCATED AND UNSPENT IN PREVIOUS

LOIS SUTTON
Lois Sutton

ACCOUNTING ASST.

Who certifies the above-referenced advertisement June 04, 2015 in the
Size charged for, and in the Entire press run of the St. Louis American Newspaper.
Please find the invoice and tearsheet(s) regarding said ad enclosed.

STATE OF MISSOURI
LAND, MISS
COUNTY OF ST. LOUIS



Robin R. Britt

Subscribed and sworn to before me this 17 day of June, 2015

Telephone: 314-533-8000

Editorial Fax: 314-533-0038

Sales Fax: 314-533-2332

**Exhibit 2: Questions/Comments and Answers Related to Substantial Amendment
HUDZ Committee Briefing
June 10, 2015**

Q/C: Referring to page 4 of 8, regarding the Neighborhood Commercial District, \$2 million was intended to be loaned on the facade program, correct? (Alderman Roddy)

A: The amounts on pages 3 to 6 are the amounts that were taken out of unspent funds. There is \$1.1 million that is still untouched, so that program is going to have plenty of money. (Fred Wessels)

Q/C: What is the LDC Business Development Support? (Alderman Roddy)

A: We would describe it as a subsidiary of SLDC. (Fred Wessels)

Q/C: The \$7 million that was unspent had accumulated over what period of time? (Alderwoman Krewson)

A: We have listed here 2009-2014, but it actually goes back further than that. Some of what you see, for instance, in the facade improvements, was rolled over from years prior to 2009. (Fred Wessels)

Q/C: Does this include funds previously allocated by wards that were “swept up by the big broom”? (Alderwoman Krewson)

A: Yes, although if you look at it, the biggest portion comes from Neighborhood Commercial District facade program and LDC’s Business Development Support Program, over half of it is in those categories. (Fred Wessels)

Q/C: Does anybody know what LDC stands for? I’ve never heard of it. (Alderwoman Krewson)

A: It stands for Local Development Corporation (Alana Green)

Q/C: I want to first applaud you all for getting a handle on this. It has been a major issue for the last three years. I’m not sure how you did this, but it is very impressive that you convinced HUD to let us get the money. I am very impressed on the numbers from home repair. We have been struggling for the last ten years with that, so to see what was accomplished in the last couple of years, it looks as though going forward there is a great handle on it. Substantial funds are being allocated to make sure you continue to have it under control and funded well. The bond issue included a strong request for more funds in the home repair area. It’s obvious that this is being handled properly. Thank you. (Alderwoman Davis)

A: I want to point out that the \$2 million dollars is all money that would go for loans and grants to the people. The administrative part is already in place. (Fred Wessels)

Q/C: I find it shocking that funds had been sitting there being unused, with programs such as home repair with a lengthy waiting list. A lot of these allocations over the years are based on priorities and needs of the city. I see two line items, St. Louis Community Empowerment and Minority Contractors. We just had a study that shows that we really under utilize our minority contracting capacity. If it was being

unspent in that effort, are there any plans to reallocate the money towards that same goal? (Alderman French)

A: Reallocate, no. Fund the same purpose, yes. [SLDC and it's subcontractor], MOKAN, is handling it now and they are receiving more money than has ever been put in there in the last several years. (Fred Wessels)

Q/C: When we put money into it before, MOKAN was not very effective. So it was taken away, given to somebody else, and then given back to them? Did St. Louis Community Empowerment reapply? (Alderman French)

A: [Other than SLDC,] MOKAN was the only applicant this year. St. Louis Community Empowerment did not reapply. [St. Louis Community Empowerment] is defunct. (Fred Wessels)

Q/C: How much is going to MOKAN? (Alderman French)

A: [Approximately] \$140,000 (Fred Wessels)

Q/C: Is the money that is going to MOKAN is new money, and not from this existing pot? (Alderman French)

A: Correct. (Fred Wessels)

Q/C: This new health care center, the address there of 5647 Delmar, is pretty close to the ConnectCare facility. Are we building a new health center next to an empty health center? (Alderman French)

A: People's [Health Center] is building a new 20,000 sq. ft. facility.

Q/C: Any plans for the vacant building next to it? (Alderman French)

A: LRA owns it, and they have been trying to market it, but it's not an easy sell. That's about all I know. I've been at meetings where that discussion comes up. (Fred Wessels)

Q/C: Is the \$2 million for housing production city wide or is it targeted to a certain area with specific goals or anything? (Alderman French)

A: It is citywide. In the last NOFA on June 5th, three properties in the 21st ward were funded. (Fred Wessels)

Q/C: Bill, can you expand on the home repair money? I had the same question that Alderman French had. (Fred Wessels)

A: A lot of the unspent home repair funds came from when the CBDOs were administering home repair. A lot of that money was never used. Some came from admin money the Building Division didn't use with inspections, so that is being recaptured as well. (Bill Rataj)

Q/C: Last year, who did we give funds to to run the minor home repair program? (Alderman Carter)

A: The primary one was Senior Services. (Fred Wessels)

Q/C: Is this the same organization that changed their name, formerly Senior Home Security? It looks like they have a large amount added up from 2010, 11, 12, 13 for the same thing. What happened in those years where they didn't spend the money? Are they on track to spend the money that they have? (Alderman Carter)

A: Yes it is the same organization. Some of those were administrative funds unspent, and minor portions--literally a couple thousand--was left over for loans. (Bill Rataj)

Q/C: Would this go back to them since they are running the centralized program? (Alderman Carter)

A: They are doing the centralized minor home repair city wide. We are also funding Northside Community Housing, Carondelet Community Betterment Foundation, Hamilton Heights and Riverview West Florissant to do the minor home repair in 2015. (Bill Rataj)

Q/C: What was the Public Safety Problem Property Team for? It doesn't add up to a lot but I just wanted to know. (Alderman Carter)

A: That is Matt Moak's group, and some of their costs are funded out of block grant. There are a number of city agencies that have funding out of block grant, such as Expanded Recreation, Problem Properties, Drug Court, and Operation Brightside, which is now a city agency, and some other programs.

Q/C: I applaud your team for taking the time to do this. Great to re-purpose. Do you have a timeline on when you think some of the improvements will be made to the Wohl and 12th and Park Recreation centers? (Alderman Coatar)

A: 2016. There are some approvals that are required before bids can begin, so realistically 2016. (Fred Wessels)

Q/C: What will those funds be used for? Equipment? Programming? (Alderman Coatar)

A: These are going to be capital expenditures, i.e. new roofs. Some specific needs in each of the centers will be addressed. We can look and see if block grant money can be spent on equipment. If not, we--being the City--need to put together some general revenue money over a 5-year period, \$50,000 to \$100,000 per year to re-equip our recreation centers. (Fred Wessels)

Q/C: I want to specifically applaud the Children's and Adolescent Behavioral Health Center. I have a lot of people in my ward that will be able to utilize this. My ward, zip code 63118, is eight miles from this location, which is a significant distance from the location for people without a car. I hope moving forward we can consider mirroring something like this on the southside, but I fully support this and recognize that the location makes a lot of sense. Emergency Shelters is fantastic use of a ½ million dollars. Recreation Centers improvements is a fantastic initiative, and I'm curious as to how we are going to prioritize which recreation centers are selected. Will there be a committee, input from the aldermen, or input from the community as far as moving that initiative forward with other recreation centers. (Alderwoman Spencer)

A: These sites, Wohl and 12&Park, were chosen because they were most heavily utilized. (Fred Wessels)

Q/C: Thank you so much for coming out and clarifying a lot of things. I come from the nonprofit sector and I'm used to working with government grants. In my experience, if we get to the end of a contract year and we have funds left over, we are either rushing to expend those funds at the end of the year or having to give it back. I was noticing some of this money is dated back to 2008. Has this just been sitting at those organizations or here with the City? (Alderwoman Green)

A: The funds have been here with the City. (Fred Wessels)

Q/C: Going forward, what are the plans to create a faster turn-around time on reallocation of some of this money to make sure that it's not sitting there for five or six years? (Alderwoman Green)

A: I would say we do it more often, every couple of years. It doesn't make sense to leave it there as long as we did. There was probably some opposition to moving it. (Fred Wessels)

Q/C: I would appreciate that and I would appreciate getting some type of time table set up, if not every year, at most every other year. The home repair programs are most requested for funds and knowing that we had funds sitting out there.... (Alderwoman Green)

A: We were funding a lot of agencies to do home repair. Some received money and did no home repairs in an 18-month period. One of the agencies completed one (1) home repair in 18 months.

Q/C: What are we doing, going forward as we review applications, to ensure that organizations have the capacity to do the work that they are writing into their proposals? (Alderwoman Green)

A: No one else is doing healthy home repair for those reasons you just mentioned. No one has the capacity to do it properly. There are organizations that are doing some minor home repair, but as far as the more comprehensive loans we make, CDA will be the only ones to do it.

Q/C: Who reviews the applications for Healthy Home Repair? (Alderwoman Green)

A: We have two people and a supervisor in our office reviewing the applications. (Fred Wessels)

Q/C: I remember a year or more ago we talked about Healthy Home Repair. There were thousands of people on the list, some on there for ten years. You've worked through that list, either they no longer need it or they have been served, and now the list is down significantly. Can you tell me more about that? (Alderwoman Krewson)

A: On January 1, 2014, there were 2,795 people on the list when we took it over. As of today, we are at 603 people. The latest anyone is on the list is July 2012, so we shaved eight years off as well. We sent out lots of applications. Many were incomplete, ineligible, no longer lived there, etc. (Bill Rataj)

Q/C: A lot of the problems we had were with the former system for home repairs. I'm excited that you are doing this. Nonprofits in the past paid full time salaries to people who were not competent, qualified or willing to perform the task as was needed. We were frustrated, needed some assistance, but now that we are not involved, I am happy we are not involved in the façade I am happy that the process has

taken a turn and that HUD has come in and placed some stringent guidelines. I am happy. Thank you.
(Alderwoman Davis)

**Exhibit 3: Questions/Comments Related to Substantial Amendment
City of St. Louis Public Hearing
June 18, 2015**

Patricia Cole, UJAMAA:

“Good evening, my name is Patricia Cole, Executive Director of UJAMAA Community Development Corporation and Black Family Land Trust. I’m here today to speak on behalf of UJAMAA. Six hundred seventy thousand, nine hundred thirty-one dollars and forty-nine cent (\$670,931.49) that has been allocated to UJAMAA for the completion of our community center. When you all were speaking of the programs that CDA will host I was saying “wow, those are things that UJAMAA is doing but on a smaller scale”. We have been, for the last year, trying to complete our audit and we’re at that point--we’re almost done with that. Maybe in the next two weeks or so then we can continue and present what was asked of us to present to CDA and that was our next plan to continue so that we can use these funds. Our second phase of the UJAMAA Community Center is very much so needed in our community. We are located in the Mark Twain neighborhood in the 1st Ward, and as you all know that we have a (sic) excessive amount of crime that goes on in our community. We have people moving out of the community because of those [crimes]. We also have a large community of senior citizens. UJAMAA has provided stabilization for those who are there. They can call us, they can ask questions, we can direct them to services in the city that’s (sic) necessary for them to stay in their homes in their communities and feel safe. We have, in our---I’m sorry---in our renovation process, we hired KAI construction to take care of the first phase of our center. It was completed in 2013 and UJAMAA in September, the end of September/October moved into the center. And at that time, we’ve been more or less trying to establish our programs and so forth to the community. We have---we’re a small but growing agency, and so therefore it has taken us a little longer to do certain things. However in that process we were allocated one million, five hundred, fifty-four dollars, one ninety four--I mean a hundred and ninety-four dollars (\$1,554,194) dollars in which \$710 (sic) was spent in the first phase of this renovation. It took care of a very small part of the center but it took care also of a large portion of the renovation with the large items such as the heating and cooling, the elevator, the sprinkler system, the fire escape and other mechanicals that was (sic) needed in the facility so those are already there. And our next phase will consist of the completion of level 1 floor of the UJAMAA Center. We have two rooms that need to be completed on that floor and then we will go down in the lower level which will provide additional services for the community like incubator services, a computer lab... I don’t know if you all are aware that in our community the majority of our citizens do not own computers, and they rely on places like UJAMAA, the library, and other places to even fill out applications for jobs and so forth. UJAMAA has housed computers so that the community people can, in the space that we do have, can come in and apply for jobs, and look for jobs, and other instances of such cases to make our community safe. We also spent time in purchasing two homes that we’ve renovated and sold those two homes to low to moderate income families. As a result of that we do have a list of, a waiting list of people who are waiting for us to move to our next housing level for homes. So UJAMAA is taking care of a lot of the community services in our area. We have our nuisance coordinator, which should have ended of--- at the beginning of ’13 -- my mistake the end of ’13--but we have continued those services because they were needed in our community. So the UJAMAA Community Center is very, very much so needed in our community. And removing that six hundred thousand (\$600,000) dollars from our construction work would just put a damper in a lot of things that could occur in the community. We have our citizens stopping by and waiting for the rest of the center to be completed. We are utilizing the spaces that we do have in allowing the community to come in, have community meetings, training sessions that we have. As a

matter of fact, the toastmasters are there this evening with community toastmasters that host on the first and third Thursdays of each month. And so we're moving in that arena to take care of our community. We also geared toward job training and placement because we are realizing what is needed in our community, a CNA program and a phlebotomist school that we'll begin that training in Septem'-- excuse me--in September. So UJAMAA Center is well-utilized in the community and very much so needed. I have a little area here but since Mr. Troupe wants to speak also, I'm going to allow him the opportunity to do so. But we're not just sitting still. I know Alana probably thinks that we have and Mr. Wessels probably think that we have but we haven't; we're just trying to complete the guidelines that were given us (sic), that after we finish our audit, then we can move forward with what is remaining for UJAMAA. Thank you."

Charles Q. Troupe, on behalf of UJAMAA:

"Thank you, Mr. Chairman, members of the committee. I'm going to be brief. When I received the communications and I went back over some of your communications, even with the lack of resources during the last year when our resources and funds were cut off, everybody thought that UJAMAA would go up into smoke, that we could not make it, that nobody could live or maintain a not-for-profit without the resources that was (sic) given to us. We--it was a new---it was a learning curve for me, because what I found was that if you have a program going or programs going, then you have a lot of businesses and a lot of concerned citizens who plug in to that situation. The whole idea was that we was (sic) given and donated enough funds and resources and volunteers that we were able to maintain the building. We were able to stay afloat, we was (sic) able to provide services, and I think that is a plus, as to why UJAMAA should be looked at differently than all of the big-money people like People's Health Center, which at a state level we funded a lot. I was disappointed to see the Northside Grace Hill Center going out, which left a bigger gap in North St. Louis for health care. I would rather have seen the money go to Grace Hill to provide services in the north area, than to send that money to People's. Better Family Life is also a big money entity in the community, and all the money goes to the people who have the money, not the people that's (sic) doing the work. None of those people are working in Penrose, or Walnut Park, or Mark Twain community area. They're not there, there's no presence there. So to continue to fund the people who have the money and the resources and the organizations, then the small not-for-profits are challenged. As a person who spent a lot of time, Mr. Chairman, in not-for-profits, you have a general idea of what I'm saying. And we have survived, when everybody said that we would die on the vines, we didn't. And we didn't because we were a critical component of the community. We was (sic) providing services, especially to young black males, like right now, in closing, let me just say this. We have a feeding program from young kids up to eighteen years of age. The one thing that we found in last year's working with these young black males is even though they were over at West Florissant, they all lived--a lot of them--came out of south St. Louis. The thing that was frightening is many of them were ill, they had all kinds of diseases, but more importantly they were hungry, they was (sic) afraid, and they were homeless. We couldn't provide them homes but they would come in and they would eat and they would sleep while they was (sic) there. So we are starting up the program again this year. We started, it is working, and the one thing that I've discovered this year is that you got (sic) a lot of young children who can't get to the feeding program or housing to provide subsidies for them because they don't have any transportation. What we was (sic) looking at was trying to set up a meeting with the Board of Education

so they can help. They know where the kids are, they know how to pick them up, they know how to bring them to the center and we could be far more efficient in doing that in getting the proper nutrition to those kids. It's critical. So when you look at what we're doing, none of the entities that have been labeled to receive huges (sic) amount of money that are already receiving huge amounts of money from the City, I think you all need to pause for a moment and really look at it. Right now you talk about homing homeless. We have a relationship and a working program with women--older women in St. Charles, and they bring us blankets down and they bring us mats down. And we're working with two groups on homeless right now, doing what you all are saying you're going to do. What I would hope that you would do is come and look at what we're doing and maybe you might find value in what we're doing, and find value in why we should continue UJAMAA's existence in the profession. Thank you."

Michael Powers, from Lewis Reed's office:

"I'm just wanting to know that we've had communication with Dutchtown South, with Carondelet, with some of the folks, and they know what the process is looking like, and they know that there could potentially be opportunities once you reprogram this for them to come back with and ask to do a qualified activity. Like if UJAMAA was doing something that was a qualified activity reprogramming for, could they come back in the process and get this funding for that qualified activity, or is this sort of not--- does that make sense?"

"[T]he public improvements for instance. Will those go out as an RFP to all those different organizations to get a twenty thousand, how do you see that money---?"

**Exhibit 4: Responses to Questions/Comments Related to Substantial Amendment
City of St. Louis Public Hearing
June 18, 2015**



City of St. Louis
COMMUNITY DEVELOPMENT ADMINISTRATION

Francis G. Slay
Mayor

Alfred J. Wessels, Jr.
Executive Director

July 27, 2015

Ms. Patricia Cole
Executive Director
UJAMAA Community Development Corporation
and the Black Family Land Trust
5076 West Florissant
St. Louis, MO 63115

Re: Response to Comments Presented at
Public Hearing on Substantial Amendment

Dear Ms. Cole:

On behalf of the City of St. Louis and the Community Development Administration (“CDA”), I want to thank you for attending our public hearing on June 18, 2015 and commenting on the proposed substantial amendment.

As you know, UJAMAA Community Development Corporation and the Black Family Land Trust (“UJAMAA”) received funding in 2009 to complete the UJAMAA Center. To give the organization an opportunity to complete the project, CDA extended the contract several times. On June 30, 2013, CDA’s contract for the UJAMAA center expired. CDA has a fiduciary obligation to the U.S. Department of Housing and Urban Development (“HUD”) for the administration of the Community Development Block Grant (“CDBG”) program. Part of this obligation requires that we expend these funds in a timely manner. For this reason, and because the contract has been expired for over two years, CDA has decided to continue to reprogram the funds, as stated in the draft substantial amendment.

During your comments at the public hearing, you mentioned the various programs offered by UJAMAA. We are currently requesting proposals for 2016 CDBG projects. If all previous compliance issues have been resolved, such as the completion of the A-133, UJAMAA is eligible to apply for funding. Program requirements and the Request for Proposals can be found on the CDA website: www.stlouis-mo.gov/cda.

Ms. Patricia Cole
July 27, 2015
Page Two

Please do not hesitate to contact me with questions.

Sincerely,

A handwritten signature in cursive script, appearing to read "Alfred J. Wessels, Jr.", written in black ink.

Alfred J. Wessels, Jr.
Executive Director

/acg



City of St. Louis
COMMUNITY DEVELOPMENT ADMINISTRATION

Francis G. Slay
Mayor

Alfred J. Wessels, Jr.
Executive Director

July 27, 2015

Mr. Charles Q. Troupe
5353 Union Boulevard
St. Louis, MO 63115

Re: Response to Comments Presented at
Public Hearing on Substantial Amendment

Dear Mr. Troupe:

On behalf of the City of St. Louis and the Community Development Administration (“CDA”), I want to thank you for attending our public hearing on June 18, 2015 and commenting on the proposed substantial amendment.

As you know, UJAMAA Community Development Corporation and the Black Family Land Trust (“UJAMAA”) received funding in 2009 to complete the UJAMAA Center. To give the organization an opportunity to complete the project, CDA extended the contract several times. On June 30, 2013, CDA’s contract for the UJAMAA center expired. CDA has a fiduciary obligation to the U.S. Department of Housing and Urban Development (“HUD”) for the administration of the Community Development Block Grant (“CDBG”) program. Part of this obligation requires that we expend these funds in a timely manner. For this reason, and because the contract has been expired for over two years, CDA has decided to continue to reprogram the funds, as stated in the draft substantial amendment.

During your comments at the public hearing, you mentioned the various programs offered by UJAMAA. We are currently requesting proposals for 2016 CDBG projects. If all previous compliance issues have been resolved, such as the completion of the A-133, you are eligible to apply for funding. Program requirements and the Request for Proposals can be found on the CDA website: www.stlouis-mo.gov/cda.

Mr. Charles Troupe
July 27, 2015
Page Two

Please do not hesitate to contact me with questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Alfred Wessels, Jr.", written in a cursive style.

Alfred J. Wessels, Jr.
Executive Director

/acg



City of St. Louis
COMMUNITY DEVELOPMENT ADMINISTRATION

Francis G. Slay
Mayor

Alfred J. Wessels, Jr.
Executive Director

July 27, 2015

Mr. Michael Powers
Legislative Director
City of St. Louis Board of Aldermen
1200 Market St.
St. Louis, MO 63103

Re: Response to Comments Presented at
Public Hearing on Substantial Amendment

Dear Mr. Powers:

On behalf of the City of St. Louis and the Community Development Administration (“CDA”), I want to thank you for attending our public hearing on June 18, 2015 and commenting on the proposed substantial amendment.

At the hearing, you inquired about whether organizations with funds being programmed knew about the opportunities presented in the 2016 funding cycle. CDA has made a concerted effort to notify all of the organizations of the details of the substantial amendment as well as priorities for 2016 funding. Please note the following efforts:

- CDA publicized the availability of the (1) Draft Substantial Amendment; (2) 2016 Funding Priorities; and (3) 2016 CDBG Request for Proposal in the St. Louis Post Dispatch and the St. Louis American.
- The Draft Substantial Amendment was available at the Central Branch of the St. Louis Public Library, which is located at 1301 Olive Street (63103).
- The Draft Substantial Amendment was available on the CDA website: <http://www.stlouis-mo.gov/cda>.
- The availability of the Draft Substantial Amendment was posted on the CDA Facebook page.
- CDA emailed the public notice to its CDBG mailing list, which includes approximately 300 organizations, elected officials, and other community stakeholders.
- CDA forwarded the public hearing notice to Mind’s Eye Radio to notify individuals with vision impairments.

Mr. Michael Powers
July 27, 2015
Page Two

- CDA translated the public notice to Spanish, Bosnian, Chinese, Filipino, French, and Vietnamese and forwarded it to the International Institute to notify persons with Limited English Proficiency.

As mentioned at the meeting, the reprogramming of these funds does not preclude organizations from applying for 2016 funds for the same purpose as long as the purpose is listed as an eligible activity under the RFP.

In reference to the \$67,007.76 proposed under the substantial amendment, it is planned for public improvement activities within the Consolidated Plan period. This funding would be programmed in conjunction with an annual funding round. I anticipate that additional funds may be made available for this purpose.

Please do not hesitate to contact me with questions.

Sincerely,



Alfred J. Wessels, Jr.
Executive Director

/acg