

ORDINANCE #68480
Board Bill No. 216

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 2010 Consolidated Plan and 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 Partnership ("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 2010 CDBG, HOME, ESG and HOPWA funds; appropriating the sum of Twenty-One Million Eight Hundred Thousand Two Hundred Ninety-Nine Dollars (\$21,800,299) which the City estimates will be available for the 2010 CDBG Program Year; appropriating the sum of Four Million Six Hundred Forty-Nine Thousand Four Hundred Seventeen Dollars (\$4,649,417) which the City estimates will be available for the 2010 HOME Program Year; appropriating the sum of Eight Hundred Twenty Thousand Dollars (\$820,000) which the City estimates will be available for the 2010 ESG Program Year; and appropriating the sum of One Million Two Hundred Sixty-Four Thousand Nine Hundred Dollars (\$1,264,900) which the City estimates will be available for the 2010 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, to establish and implement a program to guarantee in whole or in part construction loans from private financial institutions, 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; directing the Comptroller to issue warrants thereon upon the City Treasury; and containing an emergency clause.

WHEREAS, 2010 CDBG, HOME, ESG and HOPWA funding will become available on January 1, 2010; and

WHEREAS, in order to receive these funds, the City of St. Louis must submit to HUD a 2010 Consolidated Plan and Annual Plan by November 15, 2009; and

WHEREAS, it is estimated that the 2010 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 have not yet been appropriated for any purpose and CDBG Program Income estimated to be generated by activities conducted in 2010 with CDBG funds, will amount to the sum of Twenty-One Million Eight Hundred Thousand Two Hundred Ninety-Nine Dollars (\$21,800,299); 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, to establish and implement a program to guarantee in whole or in part construction loans from private financial institutions, 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 2010 HOME Entitlement, together with previous year HOME funds available for allocation, HOME Program Income generated by activities conducted with previous year HOME funds that have not yet been appropriated for any purpose and HOME Program Income estimated to be generated by activities conducted in 2010 with HOME funds, will amount to the sum of Four Million Six Hundred Forty-Nine Thousand Four Hundred Seventeen Dollars (\$4,649,417); 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 to establish and implement a program to guarantee in whole or in part construction loans from private financial institutions; and

WHEREAS, it is estimated that the 2010 ESG Entitlement, together with previous year ESG funds available for allocation, will amount to the sum of Eight Hundred Twenty Thousand Dollars (\$820,000); and

WHEREAS, the City desires to appropriate the ESG Entitlement for needs related to the purpose of the ESG program; and

WHEREAS, it is estimated that the 2010 HOPWA Entitlement, together with previous year HOPWA funds available for allocation, will amount to the sum of One Million Two Hundred Sixty-Four Thousand Nine Hundred Dollars (\$1,264,900); and

WHEREAS, the City desires to appropriate the HOPWA Entitlement for needs related to the purpose of the HOPWA program.

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 a Consolidated Plan and Annual Plan to the Department of Housing and Urban Development in order to make application for the 2010 CDBG, HOME, ESG and HOPWA Entitlement Programs.

Section Two. There is hereby appropriated the sum of Twenty-One Million Eight Hundred Thousand Two Hundred Ninety-Nine Dollars (\$21,800,299) 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, including agreements associated with guarantees in whole or in part of construction loans from private financial institutions, 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 the City's CDBG and HOME programs and to expend said funds for the purposes and in the amounts specified in Exhibit A attached 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 pursuant to this Ordinance with the approval of the Board of Estimate and Apportionment, to transfer funds among the other purposes described in Exhibit A with the approval of the Board of Estimate and Apportionment, to substitute HOME funding for CDBG funding budgeted pursuant to this ordinance with the approval of the Board of Estimate and Apportionment, and, to the extent that additional Tax Increment Financing Revenue, program income and/or other funds become 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 Citywide housing production allocation, provided that the Board of Estimate and Apportionment shall approve the expenditure of such funds.

Section Three. There is further hereby appropriated the sum of Four Million Six Hundred Forty-Nine Thousand Four Hundred Seventeen Dollars (\$4,649,417) 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 including agreements associated with guarantees in whole or in part of construction loans from private financial institutions, on behalf of the City, which are necessary to carry out the City's HOME programs and to expend said funds, 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 pursuant to this Ordinance with the approval of the Board of Estimate and Apportionment, to transfer funds among the other purposes described in Exhibit A with the approval of the Board of Estimate and Apportionment, and to substitute CDBG funding for HOME funding budgeted pursuant to this ordinance with the approval of the Board of Estimate and Apportionment. At least fifteen percent of the aforesaid 2010 HOME funds, or Six Hundred Ninety-Seven Thousand Four Hundred Thirteen Dollars (\$697,413), must be committed to projects to be undertaken by certified Community Housing Development Organizations (CHDOs).

Section Four. There is further appropriated the sum of Eight Hundred Twenty Thousand Dollars (\$820,000) of 2010 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 the City's ESG programs 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 Two Hundred Sixty-Four Thousand Nine Hundred Dollars (\$1,264,900) of 2010 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 the City's HOPWA programs 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 making appropriations for the payment of principal and interest on public debt and for the current expenses of the City government,

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.

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EXHIBIT A
COMMUNITY DEVELOPMENT BLOCK GRANT AND HOME PROGRAMS
2010 BUDGET

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PROGRAM/OPERATING AGENCY	TOTAL AMOUNT	CDBG AMOUNT	HOME AMOUNT	ADDI AMOUNT	UDAG AMOUNT
<i>Public Services (Citywide):</i>					
Community Education Centers St. Louis Board of Education (CDBG)	\$800,000	\$800,000	\$0	\$0	\$0
Community Health-in-Partnership Services Community Health-in-Partnership Services (CDBG)	\$62,500	\$62,500	\$0	\$0	\$0
Contractors Assistance Program Contractors Assistance Program (CDBG)	\$143,000	\$143,000	\$0	\$0	\$0
Elderly Services St. Louis Area Agency on Aging (CDBG)	\$295,000	\$295,000	\$0	\$0	\$0
Elmer Hammond Day Care Vaughn Tenant Association (CDBG)	\$20,000	\$20,000	\$0	\$0	\$0
Expanded Recreation Program Department of Parks, Recreation and Forestry (CDBG)	\$400,000	\$400,000	\$0	\$0	\$0
Housing Resource Center Catholic Charities (CDBG)	\$350,000	\$350,000	\$0	\$0	\$0
LRA Property Maintenance/Board-Up St. Louis Development Corporation (CDBG)	\$700,000	\$700,000	\$0	\$0	\$0
McElroy Day Care Carr Square Tenant Management Corporation (CDBG)	\$29,000	\$29,000	\$0	\$0	\$0
Operation Brightside Clean-Up Department of Parks, Recreation & Forestry (CDBG)	\$289,000	\$289,000	\$0	\$0	\$0
Operation Brightside Graffiti Eradication Operation Brightside, Inc. (CDBG)	\$0	\$0	\$0	\$0	\$0
Problem Property Team Program City Counselor's Office (CDBG)	\$276,000	\$276,000	\$0	\$0	\$0
Problem Property Team Program Municipal Courts (CDBG)	\$24,000	\$24,000	\$0	\$0	\$0
Problem Property Team Program Public Safety (CDBG)	\$19,000	\$19,000	\$0	\$0	\$0
Equal Housing Opportunity Council Equal Housing Opportunity Council (CDBG)	\$40,000	\$40,000	\$0	\$0	\$0
Public Services (Citywide) Subtotal:	\$3,447,500	\$3,447,500	\$0	\$0	\$0

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**EXHIBIT A
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2010 BUDGET**

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PROGRAM/OPERATING AGENCY	TOTAL AMOUNT	CDBG AMOUNT	HOME AMOUNT	ADDI AMOUNT	UDAG AMOUNT
<i>Public Services (Specific Geographic Areas):</i>					
Adult Medicine Family Care Center of Carondelet (CDBG)	\$45,000	\$45,000	\$0	\$0	\$0
Bevo Senior Services Bevo Area Community Improvement Corp. (CDBG)	\$30,000	\$30,000	\$0	\$0	\$0
Carondelet Family Literacy Program Carondelet Community Betterment Federation (CDBG)	\$12,500	\$12,500	\$0	\$0	\$0
Hyde Park Outreach Hyde Park Outreach Program (CDBG)	\$25,000	\$25,000	\$0	\$0	\$0
Harambee Program Human Development Corporation (CDBG)	\$60,000	\$60,000	\$0	\$0	\$0
Hi-Pointe Center Hi-Pointe Center, Inc. (CDBG)	\$41,000	\$41,000	\$0	\$0	\$0
St. Elizabeth Adult Day Care Center St. Elizabeth Adult Day Care Center (CDBG)	\$18,000	\$18,000	\$0	\$0	\$0
Union Sarah Senior Center Services Union Sarah Senior Center Services, Inc. (CDBG)	\$20,000	\$20,000	\$0	\$0	\$0
Better Family Life Urban Rhythms Better Family Life, Inc. (CDBG)	\$20,000	\$20,000	\$0	\$0	\$0
Youth and Family Center Youth and Family Center (CDBG)	\$25,000	\$25,000	\$0	\$0	\$0
Public Services (Specific Geographic Areas) Subtotal:	\$296,500	\$296,500	\$0	\$0	\$0
TOTAL PUBLIC SERVICES:	\$3,744,000	\$3,744,000	\$0	\$0	
Public Facilities and Improvements:	\$0	\$0	\$0	\$0	\$0
TOTAL PUBLIC FACILITIES AND IMPROVEMENTS:	\$0	\$0	\$0	\$0	\$0
Housing (Specific Geographic Areas):					
<i>Special Activities by Community Based Development Organizations (Specific Geographic Areas):</i>					
Carondelet Community Based Development Organization Carondelet Community Betterment Federation (CDBG)	\$240,000	\$190,000	\$50,000	\$0	\$0
Central Corridor Community Based Development Organization Central West End-Midtown Community Development (CDBG)	\$100,000	\$100,000	\$0	\$0	\$0
DeSales Community Based Development Organization DeSales Community Housing Corporation (CDBG)	\$52,500	\$52,500	\$0	\$0	\$0

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PROGRAM/OPERATING AGENCY	TOTAL AMOUNT	CDBG AMOUNT	HOME AMOUNT	ADDI AMOUNT	UDAG AMOUNT
Dutchtown South Community Based Development Organization Dutchtown South Community Corporation (CDBG)	\$80,000	\$80,000	\$0	\$0	\$0
North Newstead Association Community Based Development Organization North Newstead Association (CDBG)	\$100,000	\$100,000	\$0	\$0	\$0
Forest Park Southeast Stabilization Program To Be Determined (CDBG)	\$90,000	\$90,000	\$0	\$0	\$0
Grand Oak Hill Home Improvement Services Grand Oak Hill Community Corporation (CDBG)	\$243,000	\$243,000	\$0	\$0	\$0
Hamilton Heights Community Based Development Organization Hamilton Heights Neighborhood Organization (CDBG)	\$161,000	\$161,000	\$0	\$0	\$0
UJAMAA Community Based Development Organization UJAMAA and the Black Family Land Trust (CDBG)	\$28,000	\$28,000	\$0	\$0	\$0
McRee Town Community Based Development Organization McRee Town Neighborhood Association (CDBG)	\$35,000	\$35,000	\$0	\$0	\$0
North 7 Star Revitalization Administration To Be Determined (CDBG)	\$90,000	\$90,000	\$0	\$0	\$0
Old North St. Louis Community Based Development Organization Old North St. Louis Restoration Group (CDBG)	\$60,000	\$60,000	\$0	\$0	\$0
Riverview-West Florissant Community Based Development Organization Riverview-West Florissant Housing Corporation (CDBG)	\$100,000	\$100,000	\$0	\$0	\$0
Shaw Neighborhood Revitalization and Development Program St. Margaret of Scotland Housing Corporation (CDBG)	\$66,000	\$66,000	\$0	\$0	\$0
Skinker DeBaliviere Community Based Development Organization Skinker DeBaliviere Community Council (CDBG)	\$52,000	\$52,000	\$0	\$0	\$0
Southwest Community Based Development Organization Southwest Neighborhood Improvement Assoc. (CDBG)	\$48,000	\$48,000	\$0	\$0	\$0
Third Ward Revitalization Administration To Be Determined (CDBG)	\$155,000	\$155,000	\$0	\$0	\$0
Vashon/JVL Renaissance Community Based Development Organization St. Louis Community Empowerment Foundation (CDBG)	\$50,000	\$50,000	\$0	\$0	\$0
Greater Ville Preservation Commission CBDO Greater Ville Preservation Commission (CDBG)	\$100,000	\$100,000	\$0	\$0	\$0
Better Family Life CBDO Better Family Life, Inc. (CDBG)	\$97,000	\$97,000	\$0	\$0	\$0
Community Based Development Organization Subtotal:	\$1,947,500	\$1,897,500	\$50,000	\$0	\$0

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PROGRAM/OPERATING AGENCY	TOTAL AMOUNT	CDBG AMOUNT	HOME AMOUNT	ADDI AMOUNT	UDAG AMOUNT
Home Repair & Rental Prop. Repair (Specific Geographic Areas):					
Targeted Management Assistance To be determined (CDBG)	\$300,000	\$300,000	\$0	\$0	\$0
Management Assistance and Repair Program DeSales Community Housing Corporation (CDBG)	\$62,500	\$62,500	\$0	\$0	\$0
Home Repair Program Loan Pool: Beyond Housing/Neighborhood Housing Services (CDBG/HOME)	\$2,025,000	\$687,000	\$1,338,000	\$0	\$0
Home Repair Program Administration Home Repair Education & Intake (CDBG & HOME) (To be determined)	\$181,500	\$118,000	\$63,500	\$0	\$0
City of St. Louis Building Division (CDBG)	\$337,000	\$337,000	\$0	\$0	\$0
Home Repair Construction Administration (CDBG) (To be determined)	\$468,803	\$468,803	\$0	\$0	\$0
Home Repair/Rental Prop. Repair (Specific Geographic Areas) Subtotal:	\$3,374,803	\$1,973,303	\$1,401,500	\$0	\$0
Housing Production/Acquisition (Specific Geographic Areas):					
Housing Production/Acquisition--Ward Pool: Community Development Administration (CDBG/HOME)	\$4,190,000	\$2,557,024	\$1,632,976	\$0	\$0
Citywide Housing Production: Community Development Administration (HOME)	\$0	\$0	\$0	\$0	\$0
Major Residential/Commercial Development Initiatives: Community Development Administration (CDBG/HOME)	\$2,205,000	\$1,105,000	\$1,100,000	\$0	\$0
Housing Production/Acquisition (Specific Geographic Areas) Subtotal:	\$6,395,000	\$3,662,024	\$2,732,976	\$0	\$0
TOTAL HOUSING (Specific Geographic Areas):	\$11,717,303	\$7,532,827	\$4,184,476	\$0	\$0
Economic Development:					
Commercial District Public Improvements & Façade (Specific Geographic Areas):					
Neighborhood Commercial District Program Managers: St. Louis Development Corporation (CDBG)	\$550,000	\$550,000	\$0	\$0	\$0
Commercial District Incentives St. Louis Development Corporation (CDBG)	\$1,200,000	\$1,200,000	\$0	\$0	\$0
Commercial District Public Imp. & Façade (Specific Geographic Areas) Subtotal:	\$1,750,000	\$1,750,000	\$0	\$0	\$0
Other Economic Development:					
Business Development Support Programs St. Louis Local Development Company (CDBG)	\$850,000	\$850,000	\$0	\$0	\$0

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PROGRAM/OPERATING AGENCY	TOTAL AMOUNT	CDBG AMOUNT	HOME AMOUNT	ADDI AMOUNT	UDAG AMOUNT
SLDC Major Project Administration St. Louis Local Development Company (CDBG)	\$395,000	\$395,000	\$0	\$0	\$0
Accessible Businesses Lead Everywhere Office on the Disabled (CDBG)	\$25,000	\$25,000	\$0	\$0	
Other Economic Development Subtotal:	\$1,270,000	\$1,270,000	\$0	\$0	\$0
TOTAL ECONOMIC DEVELOPMENT:	\$3,020,000	\$3,020,000	\$0	\$0	\$0
<i>Historic Preservation (Citywide):</i>					
Planning for Preservation To be determined (CDBG)	\$60,000	\$60,000	\$0	\$0	\$0
TOTAL HISTORIC PRESERVATION:	\$60,000	\$60,000	\$0	\$0	\$0
Housing (Citywide):					
<i>Low/Mod Homeowner Assistance Program (Citywide):</i>					
Consolidated Homebuyer Assistance Program Community Development Administration (HOME/ADDI)	\$0	\$0	\$0	\$0	\$0
Senior Home Security Home Services, Inc. (CDBG)	\$600,000	\$600,000	\$0	\$0	\$0
Low/Mod Homeowner Assistance (Citywide) Subtotal:	\$600,000	\$600,000	\$0	\$0	\$0
<i>Housing Production/Acquisition (Citywide):</i>					
City-Wide Housing Development Acquisition Pool Land Reutilization Authority (CDBG)	\$0	\$0	\$0	\$0	\$0
Citywide Housing Development/Acquisition Pool Community Development Administration (CDBG)	\$0	\$0	\$0	\$0	\$0
Housing Production/Acquisition (Citywide) Subtotal:	\$0	\$0	\$0	\$0	\$0
TOTAL HOUSING (Citywide):	\$600,000	\$600,000	\$0	\$0	\$0
<i>Section 108 Loan Repayment:</i>					
Section 108 Loan Repayment Community Development Administration (CDBG)	\$1,731,473	\$1,731,473	\$0	\$0	\$0
TOTAL SECTION 108 LOAN REPAYMENT:	\$1,731,473	\$1,731,473	\$0	\$0	\$0

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PROGRAM/OPERATING AGENCY	TOTAL AMOUNT	CDBG AMOUNT	HOME AMOUNT	ADDI AMOUNT	UDAG AMOUNT
<i>Rehabilitation Administration:</i>					
CDA Rehabilitation Administration Community Development Administration (CDBG/HOME)	\$1,092,000	\$752,000	\$340,000	\$0	\$0
TOTAL REHABILITATION ADMINISTRATION:	\$1,092,000	\$752,000	\$340,000	\$0	\$0
<i>Planning and Administration (Citywide):</i>					
CDA Administration Community Development Administration (CDBG/HOME)	\$1,527,780	\$1,402,839	\$124,941	\$0	
Federal Grants Administrative Support Office of the Comptroller - Federal Grants Section (CDBG)	\$338,000	\$338,000	\$0	\$0	
Internal Audit Fiscal Monitoring Administrative Support Office of the Comptroller - Internal Audit Section (CDBG)	\$124,160	\$124,160	\$0	\$0	
Legal Services Support Program City Counselor's Office (CDBG)	\$260,000	\$260,000	\$0	\$0	
Capacity Development/Assistance for Minority Contractors To be determined (CDBG)	\$135,000	\$135,000	\$0	\$0	
PDA Administration Planning and Urban Design Agency (CDBG)	\$1,570,000	\$1,570,000	\$0	\$0	\$0
SLDC Administration St. Louis Development Corporation (CDBG)	\$530,000	\$530,000	\$0	\$0	\$0
TOTAL PLANNING & ADMINISTRATION:	\$4,484,940	\$4,359,999	\$124,941	\$0	\$0
TOTAL BUDGET:	\$26,449,716	\$21,800,299	\$4,649,417	\$0	\$0

Approved: November 6, 2009