

Saint Louis **COUNTY**

Office of Community Development



**Notice of Proposed Substantial Amendment and
Notice of Public Hearing**
for
St. Louis HOME Consortium Consolidated Plan
2015 Update

NOTICE OF PROPOSED SUBSTANTIAL AMENDMENT
June 30, 2022

Proposed Substantial Amendment to the
St. Louis HOME Consortium Consolidated Plan 2015 Update

St. Louis County Office of Community Development is accepting citizen comments regarding this proposed substantial amendment to the St. Louis HOME Consortium 2015 Annual Action Plan for the Community Development Block Grant (CDBG) Program.

St. Louis County's 2015 Annual Action Plan was approved by the U.S. Department of Housing and Urban Development (HUD). Subsequently, St. Louis County was awarded \$2.4 million in Declared Disaster Recovery Funds to be used to assist communities impacted by the tornadoes and severe storms of May, 2013, which moved through the northern portion of St. Louis County. The area of North County impacted by the severe weather in May of 2013 generally aligns with the HUD designated St. Louis Promise Zone (see the attached map on p.5).

The \$2.4 million Declared Disaster Recovery Funds were awarded in conjunction with St. Louis County's \$24 million Section 108 Loan Guarantee Program, which is an additional tool of the CDBG program for communities to access. The Section 108 Loan Guarantee Program provides communities with a source of financing for community and economic development, housing rehabilitation, public facilities, and large scale physical development projects.

In recognition of the intent to assist disaster affected areas, and to enhance the impact of St. Louis County's Section 108 Loans, the \$2.4 million Declared Disaster Recovery Funds were used in conjunction with loans made through the County's Section 108 Loan Guarantee Program and in the Promise Zone designated area of St. Louis County. Funds were used to make grants or loans to eligible entities. Additionally, funds have been used to reduce interest rates for Section 108 Loan Guarantee borrowers. As loan activities have been approved under St. Louis County's Section 108 Loan Guarantee Program, the St. Louis County Office of Community Development had the discretion to supplement loan proceeds with an award from the allocation of \$2.4 million Declared Disaster Recovery Funds as it deemed appropriate.

Much of the work listed above has been completed. Currently, there is \$693,910.38 left that is set to expire in September of this year. To ensure the residents of St. Louis County do not lose the opportunity to use the federal funds, the St. Louis County Office of Community Development is requesting a change of use to previously St. Louis County resident approved projects which include:

- **Clearance and Demolition:** 39 derelict properties in unincorporated North St. Louis County will be removed to reduce the spread of slum and blight in the area;
- **Public Services and Public Facilities Improvements:** the Housing Authority of St. Louis County will provide security and capital improvements to public housing within unincorporated North St. Louis County and the City of Wellston

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While the \$2.4 million Declared Disaster Recovery Funds may be used to support any of the aforementioned projects or other eligible activities under the Section 108 program regulations at 24 CFR Part 570, Subpart M, the funds may also be used for any of the following activities which are considered eligible under CDBG program regulations at 24 CFR Part 570, Subpart C, listed below:

Acquisition	Construction of housing
Disposition	Housing services
Public facilities and improvements	Homeownership assistance
Clearance and remediation activities	Rehabilitation
Public services	Code enforcement
Interim assistance	Special economic development activities
Payment of non-Federal share	Technical assistance
Urban renewal completion	Assistance to higher education institutions
Relocation	Planning
Loss of rental income	General program administration
Privately owned utilities	

In addition to compliance with a CDBG-eligible activity listed above, activities funded by \$2.4 million Declared Disaster Recovery funds may meet any national objective of the CDBG program.

In accordance with HUD's performance measurement framework, activities may meet any combination of appropriate objective (create suitable living environments, provide decent affordable housing, create economic opportunities) and outcome (availability/accessibility, affordability, sustainability).

**NOTICE OF PUBLIC HEARING
June 30th, 2022**

**ST. LOUIS COUNTY
DEPARTMENT OF HUMAN SERVICES
SUBSTANTIAL AMENDMENT TO THE 2015 ANNUAL ACTION PLAN – PUBLIC
REVIEW AND COMMENT REQUESTED**

A public hearing will be held to accept comments on St. Louis County amending its 2015 Annual Action Plan starting at 5:00 PM on Wednesday, July 20th, 2022. The purpose of this amendment is to redirect funding from the proposed Section 108 activity and to projects that will involve: clearance and demolition of thirty-nine derelict properties in unincorporated North St. Louis County that will be removed to reduce the spread of slum and blight in the area and public services and public facilities improvements lead by the Housing Authority of St. Louis County that will provide security and capital improvements to public housing within unincorporated North St. Louis County and the City of Wellston before the federal funds expire. The proposed amendment identifies activities to be funded and undertaken. The hearing is open to the public and will take place on WebEx. Due to the impacts of COVID-19, the hearing will be completely virtual. No persons will be present in any County buildings and no in-person public comments will be permitted.

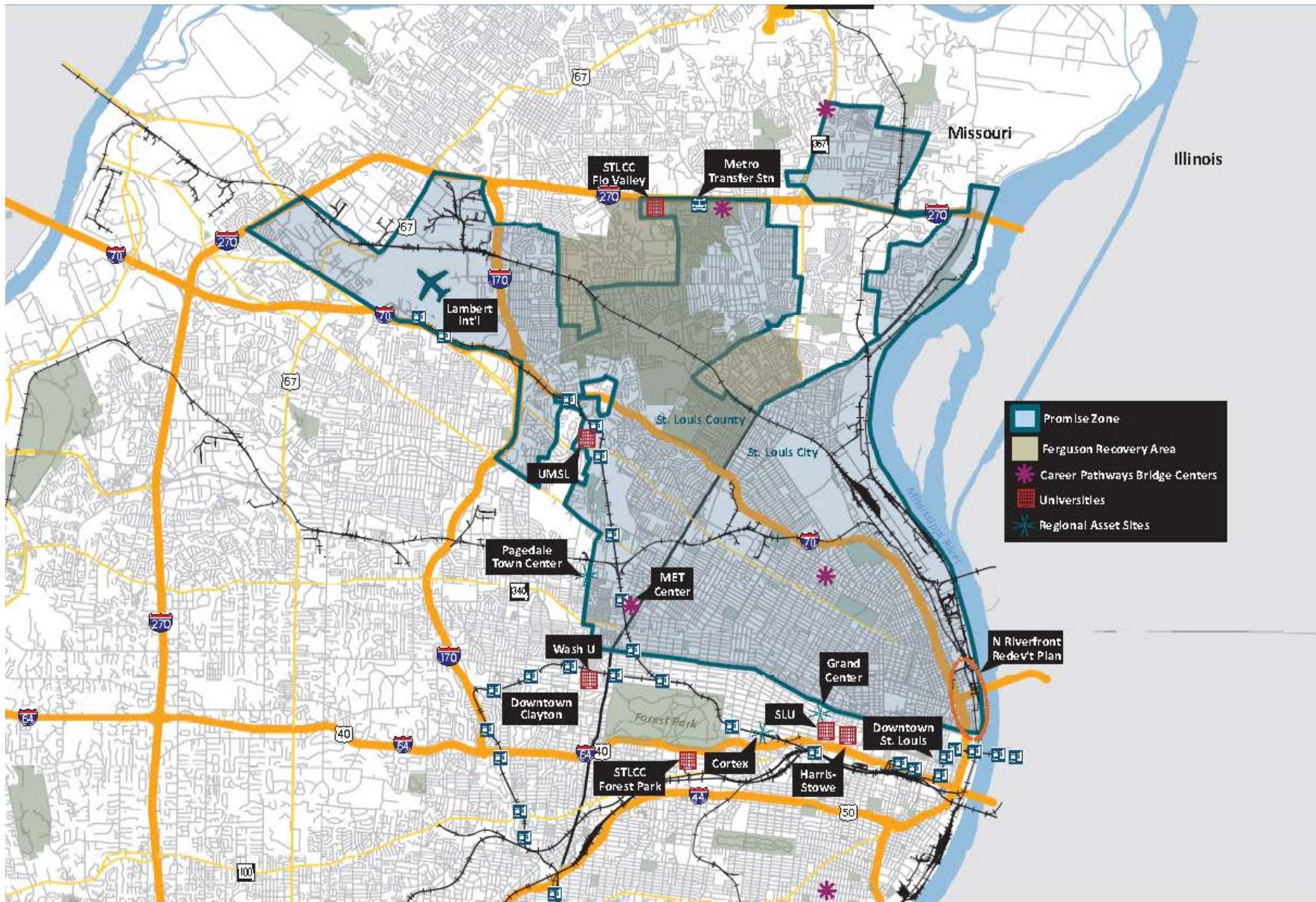
Amendments to the 2015 Annual Action Plan can be found at the four St. Louis County government centers and is available on the County’s website. Those wishing to provide comment at the hearing will need to register by emailing their full name and phone number to Brian Dufrenne at bdufrenne@stlouiscountymo.gov prior to 2:00PM on July 13th, 2022. Once registered, commenters will receive instruction on how to join the virtual meeting. If you would like to review the amendment before the hearing, please send a request to the address below or via e-mail to bdufrenne@stlouiscountymo.gov.

Public comments on the plan will be also be accepted in writing via mail or email through July 15th, 2022. Written comments should be addressed to the attention of Ms. Amy Ellis, address below. Comments may also be submitted via email to AEllis@stlouiscountymo.gov.

St. Louis County Department of Human Services
Office of Community Development
500 Northwest Plaza Drive Suite 801
Saint Ann, MO 63074
Phone: (314) 615- 4592 (voice)
(314) 615-5889 (TTY)
1-800-735-2466 (Relay MO)
Office Hours M – F 8am – 5pm

**EQUAL OPPORTUNITY EMPLOYER
ST. LOUIS COUNTY
DEPARTMENT OF HUMAN SERVICES
OFFICE OF COMMUNITY DEVELOPMENT**

St. Louis Promise Zone



Posting Locations

Municipality

Bellefontaine Neighbors
Black Jack
Dellwood
Moline Acres
Riverview
Wellston

Address

Bellefontaine Neighbors City Hall, 9641 Bellefontaine Road
Black Jack City Hall, 12500 Old Jamestown Road
Dellwood City Hall, 1415 Chambers Road
Moline Acres City Hall, 2449 Chambers Road
Riverview City Hall, 9699 Lilac Drive
Wellston City Hall, 1414 Evergreen Avenue

Other Locations:

The MET Center
Ferguson Community Center
St. Louis County Main Office
St. Louis County North Office
St. Louis County South Office
St. Louis County OCD Facebook
St. Louis County OCD Website

6347 Plymouth Avenue, St. Louis, MO 63133
1050 Smith Avenue, Ferguson, MO 63135
41 S. Central Avenue, St. Louis, MO 63105
500 Northwest Plaza Drive Suite 801, St. Ann, MO 63074
4546 Lemay Ferry Road, St. Louis, MO 63129

<https://stlouiscountymo.gov/st-louis-county-departments/human-services/community-development/>