

# Saint Louis **COUNTY**

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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  
August 26, 2016**

**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 Monday, 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.

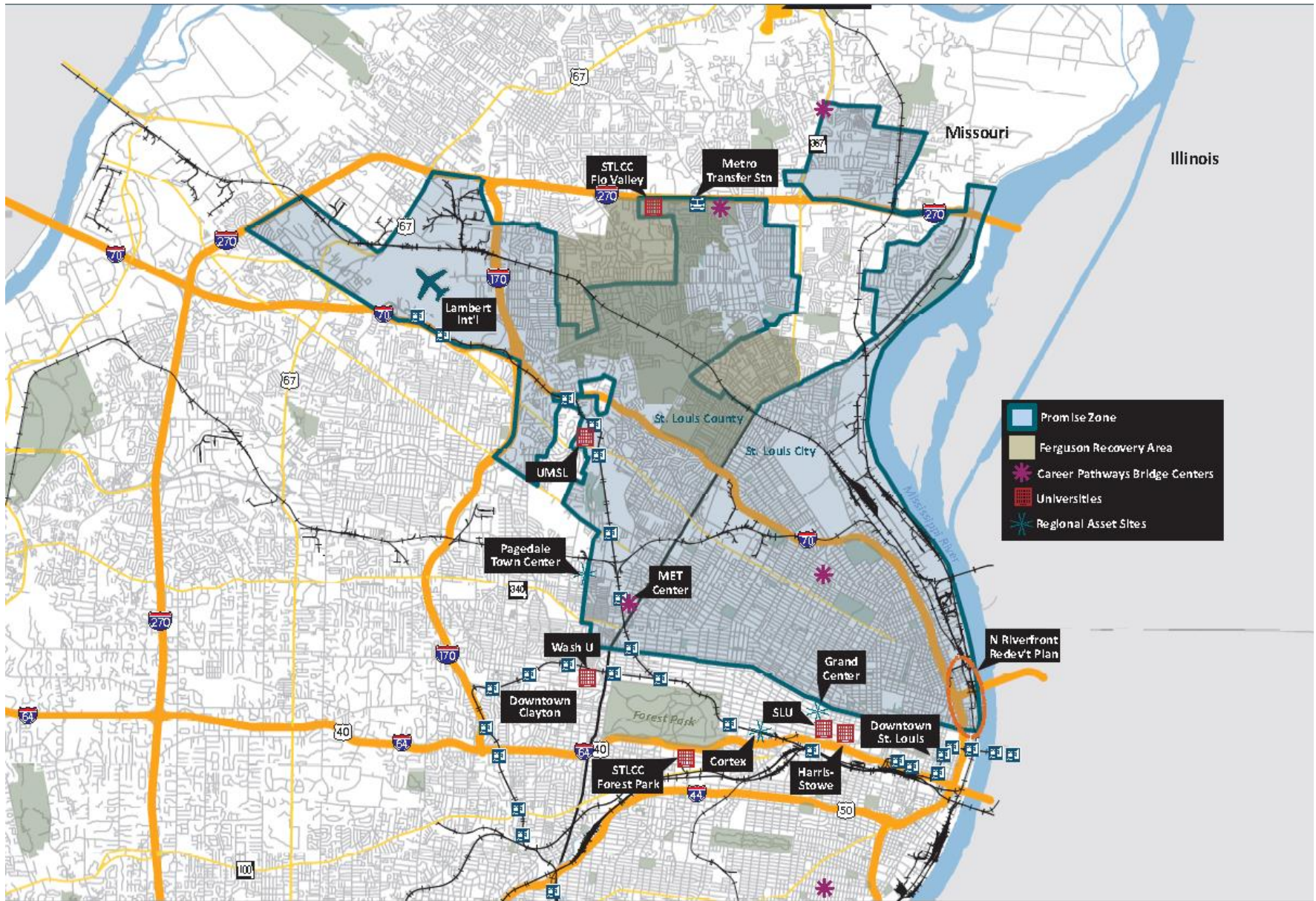
Amendments to the 2015 Annual Action Plan can be found at the four St. Louis County government centers and is available on the County’s website. Those wishing to provide comment at the hearing will need to register by emailing their full name and phone number to Brian Dufrenne at [bdufrenne@stlouiscountymo.gov](mailto:bdufrenne@stlouiscountymo.gov) prior to 2:00PM on July 13<sup>th</sup>, 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](mailto:bdufrenne@stlouiscountymo.gov).

Public comments on the plan will be also be accepted in writing via mail or email through July 15<sup>th</sup>, 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](mailto: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

Bel-Nor  
Bel-Ridge  
Berkeley  
Beverly Hills  
Cool Valley  
Country Club Hills  
Dellwood  
Ferguson  
Flordell Hills  
Greendale  
Hazelwood  
Hillsdale  
Jennings  
Moline Acres  
Normandy  
Northwoods  
Pagedale  
Pine Lawn  
Riverview  
University City  
Uplands Park  
Velda City  
Velda Village Hills  
Wellston

### Address

Bel-Nor Village Hall, 8416 Natural Bridge Road  
Bel-Ridge Village Hall, 8920 Natural Bridge Road  
Berkeley City Hall, 8425 Airport Road  
Beverly Hills City Hall, 7150 Natural Bridge Road  
Cool Valley City Hall, 100 Signal Hill Drive  
Country Club Hills City Hall, 7422 Eunice Avenue  
Dellwood City Hall, 1415 Chambers Road  
Ferguson City Hall, 110 Church Street  
Flordell Hills City Hall, 7001 Brandon Drive  
Greendale City Hall, 7309 Natural Bridge Road, Room 204  
Hazelwood City Hall, 415 Elm Grove Lane  
Hillsdale City Hall, 6428 Jesse Jackson Avenue  
Jennings City Hall, 2120 Hord Avenue  
Moline Acres City Hall, 2449 Chambers Road  
Normandy City Hall, 7700 Natural Bridge Road  
Northwoods City Hall, 4600 Oakridge Boulevard  
Pagedale City Hall, 1420 Ferguson Avenue  
Pine Lawn City Hall, 6250 Steve Marre Avenue  
Riverview City Hall, 9699 Lilac Drive  
University City City Hall, 6801 Delmar Boulevard  
Uplands Park City Hall, 6390 Natural Bridge Road  
Velda City City Hall, 2560 Lucas & Hunt Road  
Velda Village Hills City Hall, 3501 Avondale Avenue  
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 West 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  
21 Village Square, Hazelwood, MO 63042  
4546 Lemay Ferry Road, St. Louis, MO 63129  
74 Clarkson-Wilson Center, Chesterfield, MO 63017  
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<http://www.stlouisco.com/PropertyandRoads/CommunityDevelopment/PublicNotices>