



DATE: May 19, 2022

TO: Steve Ehlmann, County Executive
Joann Leykam, Director of Administration

CC: Ardita Roark, County Counselor

FROM: Michael Hurlbert, AICP, Director of Community Development

RE: resolution for the May 31 County Council agenda – CDBG DR-4451 Application

The St. Charles County Community Development Department, with approval from the County Executive, intends to apply to the State of Missouri's Department of Economic Development (MODED) for up to **\$15,780,460** in Community Development Block Grant Disaster Recovery (CDBG-DR) funding in accordance with Missouri's DR-4451 Action Plan and HUD regulations. I am submitting the following item for your review. If it is acceptable, I request this item be forwarded to the County Council's Office to be placed on **the Tuesday, May 31, 2022 County Council agenda:**

- Resolution authorizing submission of an application to the CDBG DR-4451 program and designating Director of Community Development to execute all application documents on behalf of the County.

MODED requires that applicants such as St. Charles County approve a resolution authorizing submission of the CDBG-DR application and allows such resolutions to designate an individual other than the County Executive to execute all application documents on behalf of the applicant.

Background

St. Charles County is eligible to apply for CDBG-DR funding to assist homeowners recovering from flooding that inundated approximately 90,000 acres across the county from April 29 to July 5, 2019 (Federal Disaster 4451-DR-MO).

St. Charles County anticipates submitting a grant application (EXHIBIT A) to MODED by July 31, 2022. Missouri's DR-4451 Action Plan designates for St. Charles County a total of **\$15,780,460** for program delivery, administration, and planning activities with a minimum of 70% of program delivery funding to serve low-to-moderate income (LMI) individuals. Missouri's DR-4451 Action Plan specifies a Local Voluntary Buyout Program (LVBOP), with the voluntary purchase of owner-occupied dwellings within flood hazard zones, as the primary eligible activity within St. Charles County.

With input from affected property owners and municipalities, County staff has prepared the attached LVBOP plan (EXHIBIT B) to purchase and remove flood-damaged homes from flood zones, and to provide relocation assistance, for income-qualified homeowners and displaced tenants. Homeowner participation in a Local Voluntary Buyout Program would be completely voluntary. The County is required to comply with Uniform Relocation Assistance and Real Property Acquisition Act of 1970 (URA) for any displaced person. Low-to-Moderate Income (LMI) households may also be eligible for Community Rehousing Incentive for Buyout (CRIB) funding, when necessary, to bridge the funding gap between the cost of comparable replacement housing located outside a floodway, floodplain, and disaster risk reduction area and the LVBOP award.

CDBG-DR4451 Public Outreach and Application Summary

In accordance with MODED requirements, St. Charles County has drafted the attached application following consultation with affected homeowners and municipal officials across St. Charles County.

In April 2022, St. Charles County mailed 2,115 letters to property owners in the areas impacted by 2019 flooding, including the Missouri and Mississippi River floodplains and along inland creeks. An informational meeting for these residents was held on April 13, 2022 to determine the public interest and desire to participate in the LVBOP. In addition, a municipal engagement meeting was held on May 5, 2022 to inform all municipalities in St. Charles County and receive feedback about their flood hazard related needs. These meetings helped Community Development Department to define a “Buyout Zone” based on MODED’s directions and draft a Buyout Plan (EXHIBIT B), which is to be part of the Grant Application (EXHIBIT A).

St. Charles County will market the LVBOP to the owners of 990 properties in the proposed Buyout Zone with the goal of acquiring and demolishing up to 100 homes. In conformance with MODED requirements, applicant homeowners will be prioritized first by their low-to-moderate income (LMI) status, from lowest income to highest, to ensure that activities are meeting the LMI National Objective. Within each LMI Category, applications will then be prioritized based on their geographic location, from most flood-prone to least. Finally, within each geographic category, potential applicants will be categorized if the potential applicant meets the definition of a Vulnerable Population (elderly, disabled, households with children below the age of 5, and female head of households).

The owners of 147 properties have indicated to St. Charles County that they are interested in participating in voluntary buyout, and the County’s proposed buyout zones would include 108 of these properties in conformance with MODED’s criteria for buyout zone designation. 86 properties out of 108 are in the Cities of West Alton, Portage Des Sioux and Unincorporated areas where most of the flood damage occurred; and 22 properties are in City of St. Charles where repetitive flooding occurs in the floodplain around Boschert Creek.

CDBG-DR4451 Proposed Budget Allocation

Nearly \$15 million is proposed for program delivery with up to 4% (\$621,218.40) of the grant used for grant administration. Additionally, up to \$250,000 is allocated for planning activities that can include comprehensive and land use plans, regulatory codes, ordinance updates, recovery and resiliency planning, redevelopment plan, affordable housing plan, preliminary engineering, architectural reports.

The proposed budget is as follows:

Activities Eligible Per the Statewide DR-4451 Action Plan	Proposed Funding
Acquisition for Demolition Only	Not proposed
Construction of New Affordable Housing (for Homeownership)	Not proposed
Affordable Multi-family Rental Housing (New Construction or Repair/Rehabilitation)	Not proposed
Down Payment Assistance	Not proposed
Homeowner Rehabilitation	Not proposed
Local Voluntary Buyout	\$10,000,000.00
Infrastructure to Support Housing Recovery Efforts and Affordable Housing	Not proposed
Housing Incentive for Replacement Assistance	\$4,909,241.60
Housing	\$14,909,241.60
Public Services	Not proposed
Planning	\$250,000
Administration (maximum 4% of project activities)	\$621,218.40
TOTAL	\$15,780,460.00