



DATE: October 20, 2022

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

CC: Jake Thomeczek, County Counselor

FROM: Robert Myers, AICP, Acting Director of Community Development

RE: Bill for the Nov. 14, 2022 County Council agenda – CDBG DR-4451 Grant Agreement

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 **November 14, 2022** County Council agenda.

- An Ordinance Authorizing the County Executive to Execute a Grant Agreement With the Missouri Department of Economic Development for Community Development Block Grant-Disaster Recovery (CDBG-DR) funds in the Amount of \$15,780,460 and Further Authorizing the Acceptance of CDBG-DR Funds

The St. Charles County Community Development Department, with approval from the County Council by Resolution 22-06, applied 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.

Background

Being 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 submitted a grant application 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 a [LVBOP plan](#) 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, or disaster risk reduction area.

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 requirements. 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 approved 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
Infrastructure to Support Housing Recovery Efforts and Affordable Housing	Not proposed
Housing Incentive for Replacement Assistance	\$4,924,090
Housing	\$14,924,090
Public Services	Not proposed
Planning	\$250,000
Administration (maximum 4% of project activities)	\$606,370
TOTAL	\$15,780,460