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CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

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Fiscal year 2018 was year three of the St. Louis County Home Consortium’s 5 year Consolidated Plan covering 2016-2020. The participating jurisdictions of the St. Charles Urban County include unincorporated St. Charles County and the municipalities of City of St. Charles, Cottleville, Lake St. Louis, St. Paul, St. Peters, Weldon Spring and Wentzville. The County's total allocation for FY18 was \$1,112,491.00. During FY18, the County continued to fund several programs previously administered including: St. Charles County Home Improvement Loan Program, St Charles City Home Improvement Program, St Charles City and County Transportation Program, St. Peters Transportation Program, St Charles County Homeless Prevention Program, St Peters Community Services and Homeless Prevention Program, St Charles City Meals on Wheels, St. Peters Meals on Wheels, and Affordable Rental Housing Program.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee’s program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

Assess how the jurisdiction's use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

During FY18, the County continued to use the oldest activity funding first and continued to administer prior year programs including Urban County Rehabilitation and Urban County Transportation. The County also assisted 17 families with purchasing homes within the Urban County utilizing HOME Funds through a Home Ownership Assistance Program. During FY18, the County did a couple of budget adjustments to move money from activities that were slow to spend to activities where dollars would be expended more quickly. These adjustments assisted the County in expending prior year available funds to assist with meeting timeliness for FY18. The County's timeliness ratio for FY18 was 1.405.

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

Table 2 – Table of assistance to racial and ethnic populations by source of funds

Narrative

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	1,112,491	701,184
Other	public - local	758,775	589,000

Table 3 - Resources Made Available

Narrative

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
City of St. Peters	20		Sub-recipient & participating jurisdiction of St. Charles Urban County
St. Charles Urban County	40		Includes Unincorporated St. Charles County & 7 municipal jurisdictions
Unincorporated St. Charles County	40		unincorporated St. Charles County boundaries

Table 4 – Identify the geographic distribution and location of investments

Narrative

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

In addition to CDBG dollars, the City of St. Peters allocated dollars to its transportation program to assist additional residents with transportation services. As noted above: The "other" figure includes \$40,000.00 for the St. Charles County Indigent Fund, \$10,000 for Domestic Violence Fund, \$40,000.00 for the CDBG St. Charles Homeless Prevention Fund and \$28,500 in St. Peters Transportation Program. It could be considered matching as they have identified the same CDBG mission and goals as HUD CDBG funded programs and activities.

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	0	0
Number of Non-Homeless households to be provided affordable housing units	0	71
Number of Special-Needs households to be provided affordable housing units	0	0
Total	0	71

Table 5 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	1	61
Number of households supported through The Production of New Units	0	0
Number of households supported through Rehab of Existing Units	1	4
Number of households supported through Acquisition of Existing Units	1	4
Total	3	69

Table 6 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

County CDBG programs do not provide new construction of affordable housing for residents, but may assist in keeping them housed within their current units. However the County has funded, with CDBG, the Affordable Rental Rehab Program Program. The funds provide for the acquisition, rehab, and rental of one housing unit. A total of 69 families were assisted during FY18 with rent and utility assistance for those in jeopardy of becoming homeless and are included in the nonhomeless figure. The County continuously evaluated additional efforts to promote the programs during 2018.

Discuss how these outcomes will impact future annual action plans.

The County continues to expend dollars for rent, utility and rehab activities. These are identified needs within the participating jurisdictions of the Urban County and the County intends to continue to fund these activities in future action plans. If there appears to be unspent dollars in these activities as future plans are prepared, the County will assist additional families to utilize unspent funds or reevaluate existing funding for possible reallocations.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Table 7 – Number of Households Served

Narrative Information

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The County's homeless prevention goals utilizes CDBG funding to assist those who are in jeopardy of becoming homeless. Funding was allocated toward this need in FY18 to help keep families in their homes. Sts. Joachim and Ann Care Services was awarded funding to assist those who were in danger of becoming homeless. This program has also covered hotel costs to assist those who may currently be homeless or unsheltered. The FY18 funds were not allocated until the end of 2018 agreements and contracts are underway between Sts. Joachim and Ann Care Service and NECAC, who were awarded the dollars by the County Community Assistance Board. The County is represented at the St. Charles Continuum of Care meetings and supports its efforts in ending homelessness.

Addressing the emergency shelter and transitional housing needs of homeless persons

Sts. Joachim and Ann Care Services is the 2018 subrecipient that will utilize the FY18 CDBG funding to assist those facing homelessness with rent and utility assistance. The program focuses on keeping individuals with mental illness from becoming homeless. North East Community Action Corporation also received funds to assist with homeless prevention services.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

In addition to utilizing CDBG funds to aid in keeping individuals from becoming homeless, the County supports local social service agencies addressing these needs within the County. These agencies play a key role in homeless prevention. These agencies are made up of 45 nonprofit members of the Continuum of Care for St. Charles Lincoln and Warren Counties.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were

recently homeless from becoming homeless again

CDBG funding assists agencies working with individuals in jeopardy of becoming homeless, but it alone cannot, and does not, address homelessness. The Continuum of Care participates in a Homeless Count each year in January to identify homeless individuals within Lincoln, Warren and St. Charles Counties. The results of the count help raise awareness of homeless individuals within the community. While this is a priority need and the County provides limited funding toward this need, the County is limited by the public services cap when determining funding allocations. Sts. Joachim and Ann Care Service (J&A) received a HUD grant titled Housing First, and launched a new program to serve those in crisis and reduce homelessness. The Street Outreach Program reaches out to those who are homeless in need of housing assistance. The J&A also operates the largest food pantry program in the tri-state area which provides weekly distribution of food to low income families and individuals who do not have the means for adequate food and basic hygiene items. The Emergency Weather Response Team is a group of churches that volunteer to provide one week of emergency shelter for homeless people with the temperature is predicted to be below 20 degrees. This program was designed specifically to meet the unmet need of single homeless men who are not allowed at the Salvation Army Shelter. All people are welcomed to spend the night in the shelter when the temperature is too low and it is dangerous to be outside over night. The County utilized a small portion of its administration funds in the amount of \$500 to cover the cost for transporting people to and from the emergency shelter. The City of St. Charles also provided the same amount from the FY17 administrative entitlement funds.

CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

The Northeast Community Action Corporation (NECAC) administers the Section 8 voucher program within St. Charles County. NECAC maintains the waiting list and the administration of the program. CDBG funds are not directly used to address the needs of public housing. The City of St Charles works in partnership with the St Charles Public Housing Authority,(PHA) to promote the enforcement of fair housing.

Actions taken to encourage public housing residents to become more involved in management and participate in homeownership

NECAC is the St. Charles county public housing authority and administers the County's section 8 voucher program. The County supports NECAC in promoting the Homeownership program funded with HOME dollars to encourage homeownership amongst Section 8 voucher holders. The St Charles Public Housing Authority participates in the CDBG public hearings during the development of annual action plans, and their residents are invited to attend.

Actions taken to provide assistance to troubled PHAs

The County is not aware of any troubled Public Housing Authorities.

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)

Each participating jurisdiction controls individual policies within their communities. Communities continue to support tax credit projects, Habitat for Humanity and affordable developments within their jurisdictions. In recent years, attached single family villas and senior housing have been a large component of new construction. However, unit costs often reflect higher land costs which have increased in recent years as infill property has become scarce. The County will continue to support the St. Charles Community Council and area organizations whose initiatives include dispelling myths about particular housing, along with the St. Charles County Housing Team. The St Charles County Housing Team is a voluntary council dedicated to quality affordable Universally Designed Homes for good neighborhoods, safe communities and thriving families. This is a collaborative effort to help identify barriers and promote solutions to meet the multiple housing needs within St. Charles County. During FY18, the County continued to provide some CDBG funding to assist a subrecipient in purchasing a total of four homes were provided as affordable rental to a low income family. The affordable property was found in Wentzville, a participating jurisdiction of the Urban County.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

Promotion of programs and participation has been an obstacle in the past couple of years. Attracting eligible participants particularly of varying race and ethnicity continues to be difficult given the makeup of the County being predominately White. Promotion via word of mouth by previous participants continues to be integral to the success of the programs. As the County administers the programs for more years, attracting low income participants has become easier. The County continues to utilize promotion via its website, Facebook page, YouTube, newspapers, and its employee newsletter, as well as, participation within the CoC. Other promotional outlets include resident publications published by both the County and the Participating Jurisdictions, announcements at social service agency meetings, senior centers, and flyers.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

Home Improvement Loan clients are provided the EPA *Renovate Right* booklet and the EPA pamphlet *Protect Yourself from Lead in Your Home*. Staff explains the important points in this literature at the time the client signs the program agreements. The County may test the homes built prior to 1978 particularly when the project could possibly disturb painted surfaces. Should the project test positive for lead, the project could be cancelled because the cost could be more than available in the program.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

While the County may not have reduced the number of poverty-level families in 2018, its CDBG programs are available to assist with their needs related to housing rehabilitation and transportation. Sts. Joachim and Ann Care Services also provided assistance to help individuals from becoming homeless. Financial assistance provided by these programs allow households to use their own funds toward rent/housing, utilities, food and essential necessities.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

The County continued to communicate via email with the participating jurisdictions within the Urban County. Jurisdictions are provided updates, notices, and any additional information regarding programs. This is to ensure a complete understanding of the CDBG program guidelines and program availability. Participating jurisdictions are encouraged to advertise the information provided to promote and educate their communities of the CDBG programs available. Several communities have promoted these programs to their residents via newsletters and press releases and ultimately helping attract additional participation from the participating jurisdictions.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

Staff attends the St. Charles Continuum of Care meetings to promote available programs to agencies who work with low income families. These meetings provide networking opportunities for the County to spread the word about its CDBG programs aimed at filling existing gaps for housing rehabilitation, transportation and addressing homelessness. The County will hold its public hearing and/or public consultation during a continuum meeting to encourage participation in the process. Staff has also coordinated with the North East Community Action Program in assisting residents with participation in multiple programs to address rehabilitation needs on their homes. Staff is also in contact with the new Mobility Manager within St. Charles County, who is helps promote the Urban County Transportation Programs. Her interaction and promotion of transportation options within St. Charles County has provided many referrals to the programs. The County supports these efforts and supports her promotion of the programs at www.morides.org.

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

The current Urban County Analysis of Impediments (AI) is available on the County's webpage for public review. The public can also request to view a hard copy of the plan at the St. Charles Administration offices. Four impediments were identified in the development of the plan. The County has taken action

to address these impediments. The first impediment was "Scarcity of Affordable Rental Units", which the County has addressed by moving dollars to an activity for the development of affordable rental properties. During FY18, the county provided funds to a subrecipient to assist in the purchase of four homes which were rehabbed and rented at an affordable rate to low income families. The second

impediment was "local attitudes resisting Fair Housing Opportunities". The County Executive signed a Proclamation declaring April 2015 as Fair Housing month. The County also promotes and educates on Fair Housing on their Facebook and Twitter accounts during the month of April. St. Charles County also hosted two seminars for first time home buyers.

The third impediment was restrictive zoning for Group Homes. This impediment was previously addressed by St. Peters when it updated its group home ordinance. Other communities are reviewing or do not have restrictive ordinances. In addition, the City of St. Peters provided Section 3 Registry information with business license renewals mailed out at the end of the year.

Finally, the lack of public transportation options were identified as an impediment. St Charles Urban County administers transportation programs for elderly, disabled and low income persons. While the programs are limited they have been successful in assisting many residents with access to transportation.

CR-40 - Monitoring 91.220 and 91.230

Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

St. Charles County monitors programs annually and expenditures on a regular basis. Robert Myers, Director of St. Charles County Planning Division, reviewed FY2017 program files for CDBG Regulatory Compliance maintained by the City of St. Charles. No concerns or issues were found. The St. Charles Urban County was also monitored by HUD for FY2017 program compliance, and there were no findings or concerns. For 2018 the City of St. Charles staff tracked expenditures. The County reviewed reimbursement requests for approval prior to entry of drawn down requests in IDIS. The County then approved the draws after they are entered by St. Charles City staff. The City of St. Charles reviewed reimbursement requests for the homeless prevention program and also monitored the subrecipients of the County's homeless funds as they had done so on an annual basis. For FY18, Sts. Joachim and Ann Care Services, NECAC, and Aging Ahead were the homeless prevention subrecipients. They were both monitored in June 2018 for the homeless prevention expenditures that they were awarded for FY17.

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

The County's citizen participation plan allows for public notice, a public hearing and a comment period for the performance report. The public hearing for the FY18 CAPER is being held at the St. Charles County Administration Office on February 28, 2019. Notice was published in the news paper of record 14 days prior to the meeting. Notices were placed within public places, such as libraries, and at all municipal buildings within the Urban County. Notices were also published on the County Website.

The County posts the public notice and public hearing notice on its website and it was sent to the St. Charles community council for distribution and posting. The County also sent the public hearing notice to the participating jurisdictions for posting and promotion to residents. To encourage minority participation, the notice was sent to the English as a second language department at the St. Charles Community Council and the local chapter of the NAACP.

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction’s program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

Objectives and priority needs remained the same during FY18. The County did however make some budget adjustments to assist in meeting its FY18 timeliness ratio. The County reallocated funding from slow spending programs to more established programs to help address this need allowing the County to meet timeliness during FY18.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

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