

Saint Louis **COUNTY**

Office of Community Development



Substantial Amendment to
St. Louis County HOME Consortium
2016-2020 Consolidated Plan and
2016 Annual Action Plan

NOTICE OF SUBSTANTIAL AMENDMENT

March 30, 2017

Substantial Amendment to the St. Louis HOME Consortium 2016-2020 Consolidated Plan and 2016 Annual Action Plan

St. Louis County Office of Community Development recently accepted citizen comments regarding this substantial amendment to the St. Louis County HOME Consortium 2016-2020 Consolidated Plan and 2016 Annual Action Plan for the Community Development Block Grant (CDBG) Program, specifically the Section 108 Loan Guarantee Program (Section 108).

St. Louis County's 2016-2020 Consolidated Plan and 2016 Annual Action Plan was approved by the U.S. Department of Housing and Urban Development (HUD). Subsequently, St. Louis County identified three proposed Section 108 activities. Additionally, two proposed activities may use Declared Disaster Recovery Funds in conjunction with Section 108 loan funds. The following activities are proposed under this amendment:

1) The Mirowitz Center, formerly known as the Senior Lifestyle Center at Covenant Place II

The Covenant Place redevelopment project is a multi-phase development located in unincorporated St. Louis County that directly addresses the increasing need for high-quality affordable senior housing that allows seniors to age-in-place and age with dignity through thoughtful design and integrated services. The current Covenant Place buildings are functionally obsolete and no longer able to meet the needs of aging residents.

Covenant Place II will replace the 102 Section 8 subsidized one bedroom units that are currently in the existing Covenant Apartments II building. Covenant Place II will be physically connected to Covenant Place I, which was completed and fully occupied in July 2016. Covenant Place II includes a Senior Lifestyle Center on its ground floor that will not only serve Covenant Place residents, but seniors in the surrounding Naturally Occurring Retirement Community (NORC), and the St. Louis County community at large. Through this Center and its related services, Covenant Place II will be a national model for the senior housing industry.

The address for the completed facility will be 8 Millstone Campus Drive, St. Louis, Missouri, 63146. Total estimated Section 108 funding is \$3 million. St. Louis County funds will solely support construction of the Mirowitz Center.

CDBG Eligibility

Activity: Public facility

National Objective: Low and moderate income area benefit

Performance Measures

Objective: Create suitable living environments

Outcome: Availability and accessibility

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2) Housing Authority of St. Louis County Public Housing Modernization

As part of a long-term stabilization plan, the Housing Authority of St. Louis County is proposing to refinance a low-income housing development known as Laurel Park Apartments in unincorporated North St. Louis County (9605 Jacobi Avenue, St. Louis, Missouri, 63136). Part of the refinancing package will include approximately \$140,000 for CDBG eligible repairs to individual units in the apartment complex. St. Louis County Section 108 funds will be used as part of the refinancing package associated with preservation of these 352 units of low-income housing. Funds may also be used to support minor CDBG eligible rehabilitation of individual units. Total estimated Section 108 funding is \$500,000. Additionally, Declared Disaster Recovery Funding may be awarded to the activity in an estimated amount up to \$140,000.

CDBG Eligibility

Activity: Public Housing Modernization

National objective: Low and moderate income housing

Performance Measures

Objective: Provide decent affordable housing

Outcome: Sustainability

3) North Oaks Community Center Rehabilitation

Family and Workforce Centers of America proposes to undertake rehabilitation of 26 North Oaks Plaza, Northwoods, Missouri, 63121, in order to convert the space from an American Job Center site to a community center serving North St. Louis County. Funds will be used to create a one-stop center for youth and young adults with a mission to provide family strengthening programs, to provide resources and activities that meet the needs of disconnected youth, to mitigate barriers to the workforce, and to promote community stability. Total estimated Section 108 funding is \$1 million. Total estimated Declared Disaster Recovery Funding is \$500,000.

CDBG Eligibility

Activity: Neighborhood facility

National objective: Low and moderate income area benefit or low and moderate income limited clientele

Performance Measures

Objective: Create economic opportunities

Outcome: Availability and accessibility

Public Comment

Comments were accepted through February 24, 2017 and were submitted to St. Louis County Office of Community Development, 41 S. Central Ave., 5th Floor, Clayton, MO, 63105 or to Jim Holtzman, Director, at jholtzman2@stlouisco.com.