Saint Louis
COUNTY

Office of Community Development

Notice of Proposed Substantial Amendment and **Notice of Public Hearing**

for

St. Louis HOME Consortium

2016-2020 Consolidated Plan

NOTICE OF PROPOSED SUBSTANTIAL AMENDMENT
January 23, 2017

Proposed Substantial Amendment to the
St. Louis HOME Consortium 2016-2020 Consolidated Plan

St. Louis County Office of Community Development is accepting citizen comments regarding this proposed substantial amendment to the St. Louis HOME Consortium 2016-2020 Consolidated Plan for the Community Development Block Grant (CDBG) Program.

St. Louis County's 2016-2020 Consolidated Plan was approved by the U.S. Department of Housing and Urban Development (HUD). Subsequently, St. Louis County identified three proposed Section 108 Loan Guarantee Program (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) 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). 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 Senior 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 will be accepted through February 24, 2017 and should be submitted to St. Louis County Office of Community Development, 41 S. Central Ave., 5th Floor, Clayton, MO, 63105. For more information, please contact Mr. Jim Holtzman, Director, Office of Community Development at jholtzman2@stlouisco.com or 314-615-2520.

NOTICE OF PUBLIC HEARING
January 23, 2017

Public Hearing to Solicit Citizen Feedback on a Proposed Substantial Amendment to the St. Louis HOME Consortium 2016-2020 Consolidated Plan

St. Louis County is hereby providing notice to the public of proposed changes to the 2016-2020 Consolidated Plan for the CDBG Program. A draft amendment detailing the proposed substantial amendment to 2016-2020 Consolidated Plan for the CDBG Program is now available for public comment for a period of at least 30 days.

An important part of the process of developing the original 2016-2020 Consolidated Plan was to allow for citizen participation and input. All interested parties are invited and encouraged to provide comments. The public comment period will end on February 24, 2017.

A public hearing to solicit citizen input on proposed changes to St. Louis County's 2016-2020 Consolidated Plan will be held:

Wednesday, February 8, 2017 5:30 p.m.
St. Louis County Government Center
41 S. Central Ave., Clayton, Missouri 63105
5th Floor Conference Room

For additional information or to request special accommodations, call 314-615-4405 or 314-615-5467 (TTY). Written comments may be sent to St. Louis County Office of Community Development, 41 S. Central Ave., 5th Floor, Clayton, MO, 63105. For more information, please contact Mr. Jim Holtzman, Director, Office of Community Development at jholtzman2@stlouisco.com or 314-615-2520.