



June 22, 2023

Justin Jackson
Department of Housing and Urban Development
Community Planning and Development Representative
1222 Spruce St.
St. Louis, MO 63103

Mr. Jackson

This letter will serve as notice that the Office of Community Development has made the requested corrections and resubmitted the Plan in IDIS.

1. SF -424 - Section V.C.7. of the CPD Notice 21-10

- The incorrect Assistance Listing number (formerly Catalog of Federal Domestic Assistance) has been listed (block 11)
 - Assistance Listing number relative to HOME has been updated on form to reflect 14.239.(Page 4)
- The incorrect Funding Opportunity Number has been listed (block 12)
 - Funding Opportunity Number has been updated to reflect M21-DP290200.(Page 4)

2. Consultation- Section V.A. of the CPD Notice 21-10

- Public or private organizations that address the needs of persons with disabilities: Although there was consultation with the Urban League, there does not appear to be any evidence of a direct consultation with agencies that primarily provide services and address the needs of the disabled population. (Page 20)
 - St. Louis County consulted directly with St. Louis Arc via phone, an organization that primarily address the needs of disabled populations. (Page 21 and Page 32)

3. HOME-ARP Activities- Section V.C. 2. of the CPD Notice 21-10

- The plan identifies whether the PJ will administer eligible activities directly:
 - Plan has been revised to reflect that all rental housing projects for all consortium members will be administered by St. Louis County, the HOME Consortium lead agency. St. Louis County will release the NOFA, administer the NOFA application review and funding award process with feedback from PJs, and monitor awarded projects and activities. No other Consortium member will administer directly any activities or processes. (Page 125-126)
- Eligible Costs: The budget under the St. Charles County and O'Fallon section of the plan does not include supportive services. However, the narrative in the plan states that they will include unit operating funds and supportive services for qualifying populations (Page 65 and 122,123). The requirements at 24 CFR 92.504 apply to the use of HOME-ARP funds for supportive services and are limited to only those identified in Section VI.D.3 and Section VI.D.4.c of the CPD Notice 21-10.
 - St. Louis County clarified that operating funds for supportive services activities would be included and budget was amended to reflect these costs. (Page 125)
- Characteristics of the shelter and housing inventory, service delivery system and the needs identified in the gaps analysis provided a rationale for the plan to fund eligible activities:
 - St. Louis County indicates that approximately 30 housing units will be produced based on the HOME-ARP Housing Production Goal Calculation Worksheet.

- The Arbor Hill Tax Credit funding in FY2021 reference was used on the Housing Production Goal Calculation Worksheet provided in the HOME-ARP template. Arbor Hill **will not** be funded with any HOME-ARP funds. (Page 69)

4. Needs Assessment and Gaps Analysis- Section V.C.1 of the CPD Notice 21-10

- The plan identifies the characteristics of housing associated with instability and increased risk of homelessness:
 - (1) Discrepancies include St. Louis County indicated that supportive services for rental assistance, prevention services, or emergency voucher support and mainstream resources are needed. Organizations will have the opportunity to apply for rental housing creation or rehabilitation and supportive service funds to assist all qualified populations. (Page 63)
- St. Louis County revised the sections to reflect - St. Louis County will use funds to focus on increasing wraparound supportive services and homeless prevention services to assist households in achieving and maintaining housing stability. No emergency vouchers will be utilized. (Page 66)
 - (2) St. Charles County and O'Fallon indicated that they will primarily allocate HOME -ARP funds for the development of affordable housing that is expected to include supportive services for the tenant.
- St. Louis County clarified that St. Charles County and O'Fallon intend to use supportive services. Funding for supportive services is now included in the budget. (Page 125)
- Additionally, there will be no emergency vouchers for rental assistance. (Page 126)

5. Preferences- Section IV.C.1 of the CPD Notice 21-10

- Preferences, Priorities, and the use of Coordinated Entry: Emergency shelter projects funded by St. Louis County and Jefferson County will use the coordinated entry process that is currently in place.
- St. Louis County revised the paragraph to clarify that St. Louis County, the City of Florissant and Jefferson County projects or any subrecipients will not use preferences, prioritizations or the Coordinated Entry process for any of the qualifying populations HOME-ARP projects or activities. Units produced with HOME-ARP funds will use a project specific chronological waitlist process in accordance with HUD guidelines. (Page 70)
- Preferences, Priorities, and the use of Coordinated Entry: The plan identified St. Louis County, the City of Florissant, and Jefferson County projects or subrecipients will use preferences. (Page 67) However, later the next paragraph indicates that it does not have a preference and that no preferences will be used. (Page 67)
- St. Louis County corrected the paragraph to reflect - St. Louis County, the City of Florissant and Jefferson County projects or any subrecipients will not use preferences, prioritizations or the Coordinated Entry process for any of the qualifying populations, HOME-ARP projects or activities. (Page 70)

Please feel free to contact me with any questions or concerns, contact me at krobinson-taylor@stlouiscountymo.gov.

Respectfully,

OFFICE OF COMMUNITY DEVELOPMENT
HOME Investment Partnership Programs

Karyn Robinson Taylor
Housing Programs Manager

HS2023-1070

OMB Number: 4040-0004
Expiration Date: 12/31/2022**Application for Federal Assistance SF-424**

* 1. Type of Submission:

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

* 2. Type of Application:

- ☒ New
☐ Continuation
☐ Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received:

4. Applicant Identifier:

861/50205

5a. Federal Entity Identifier:

HUD-CPD

5b. Federal Award Identifier:

HOME-ARP

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name:

St. Louis County Consortium

* b. Employer/Taxpayer Identification Number (EIN/TIN):

43-6003242

* c. UEI:

PBMMQYFMJGE6

d. Address:

* Street1:

500 Northwest Plaza Drive

Street2:

Suite 801

* City:

St. Ann

County/Parish:

* State:

MO: Missouri

Province:

* Country:

USA: UNITED STATES

* Zip / Postal Code:

63074-2209

e. Organizational Unit:

Department Name:

Human Services

Division Name:

Community Development

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

Ms.

* First Name:

Amy

Middle Name:

* Last Name:

Ellis

Suffix:

Title:

Director, Community Development

Organizational Affiliation:

* Telephone Number:

314-615-4592

Fax Number:

* Email:

aellis@stlouiscountymo.gov

Application for Federal Assistance SF-424**• 9. Type of Applicant 1: Select Applicant Type:**

a: County Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

• Other (specify):

• 10. Name of Federal Agency:

U.S. Department of Housing and Urban Development

11. Catalog of Federal Domestic Assistance Number:

114.239

CFDA Title:

• 12. Funding Opportunity Number:

IM21-DP290200

• Title:

OMS fofos<,oeo, Partnerships Program

!"

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

1

Add Attachment

Delete Attachment

VifM Attachment

• 15. Descriptive Title of Applicant's Project:

HOMS-ARP Alloc,;ioo Ploo

Attach supporting documents as specified in agency instructions.

Add Attachments 11

Delete Attachments 11

View Attachments

Application for Federal Assistance SF-424	
16. Congressional Districts Of:	
* a. Applicant	MO-002
* b. Program/Project	
Attach an additional list of Program/Project Congressional Districts if needed.	
	<input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>
17. Proposed Project:	
* a. Start Date:	01/01/2024
* b. End Date:	12/31/2024
18. Estimated Funding (\$):	
* a. Federal	13,279,298.00
* b. Applicant	
* c. State	
* d. Local	
* e. Other	
* f. Program Income	
* g. TOTAL	13,279,298.00
* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?	
<input type="checkbox"/> a. This application was made available to the State under the Executive Order 12372 Process for review on .	
<input type="checkbox"/> b. Program is subject to E.O. 12372 but has not been selected by the State for review.	
<input checked="" type="checkbox"/> c. Program is not covered by E.O. 12372.	
* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If "Yes", provide explanation and attach	
	<input type="button" value="Add Attachment"/> <input type="button" value="Delete Attachment"/> <input type="button" value="View Attachment"/>
21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 18, Section 1001)	
<input checked="" type="checkbox"/> ** I AGREE	
** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.	
Authorized Representative:	
Prefix:	Dr.
* First Name:	Sam
Middle Name:	
* Last Name:	Page
Suffix:	
* Title:	County Executive
* Telephone Number:	314-615-7016
Fax Number:	
* Email:	spage@stlouiscountymo.gov
* Signature of Authorized Representative:	<div>DocuSigned by: Sam Page A1DD4D1707254AB...</div>
* Date Signed:	03/23/2023

ASSURANCES - NON-CONSTRUCTION PROGRAMS

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0040), Washington, DC 20503.


PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.

NOTE: Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the awarding agency. Further, certain Federal awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant, I certify that the applicant:

1. Has the legal authority to apply for Federal assistance and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project cost) to ensure proper planning, management and completion of the project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, through any authorized representative, access to and the right to examine all records, books, papers, or documents related to the award; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
4. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
5. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4763) relating to prescribed standards for merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
6. Will comply with all Federal statutes relating to nondiscrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681-1683, and 1685-1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §794), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended, relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290 dd-3 and 290 ee- 3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and, (j) the requirements of any other nondiscrimination statute(s) which may apply to the application.
7. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal or federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.
8. Will comply, as applicable, with provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.

9. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333), regarding labor standards for federally-assisted construction subagreements.
10. Will comply, if applicable, with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is \$10,000 or more.
11. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) Implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).
12. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.
13. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§469a-1 et seq.).
14. Will comply with P.L. 93-348 regarding the protection of human subjects involved in research, development, and related activities supported by this award of assistance.
15. Will comply with the Laboratory Animal Welfare Act of 1966 (P.L. 89-544, as amended, 7 U.S.C. §§2131 et seq.) pertaining to the care, handling, and treatment of warm blooded animals held for research, teaching, or other activities supported by this award of assistance.
16. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
17. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."
18. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.
19. Will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL <div style="border: 1px solid black; padding: 5px;"> <small>DocuSigned by:</small>  <small>A1DD4D1707254AB</small> </div>	TITLE <div style="border: 1px solid black; padding: 5px; text-align: center;">County Executive</div>
APPLICANT ORGANIZATION <div style="border: 1px solid black; padding: 5px; text-align: center;">St. Louis County Government</div>	DATE SUBMITTED <div style="border: 1px solid black; padding: 5px; text-align: center;">03/23/2023 10:21 AM CDT</div>

ASSURANCES - CONSTRUCTION PROGRAMS

OMB Number: 4040-0009
Expiration Date: 02/28/2025

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0042), Washington, DC 20503.


PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.

NOTE: Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the Awarding Agency. Further, certain Federal assistance awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant, I certify that the applicant:

1. Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, the right to examine all records, books, papers, or documents related to the assistance; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will not dispose of, modify the use of, or change the terms of the real property title or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the Federal awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with Federal assistance funds to assure non-discrimination during the useful life of the project.
4. Will comply with the requirements of the assistance awarding agency with regard to the drafting, review and approval of construction plans and specifications.
5. Will provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progressive reports and such other information as may be required by the assistance awarding agency or State.
6. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
7. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
8. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4763) relating to prescribed standards of merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
9. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
10. Will comply with all Federal statutes relating to non-discrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681 1683, and 1685-1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §794), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290 dd-3 and 290 ee 3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and (j) the requirements of any other nondiscrimination statute(s) which may apply to the application.

11. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal and federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.
12. Will comply with the provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.
13. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333) regarding labor standards for federally-assisted construction subagreements.
14. Will comply with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is \$10,000 or more.
15. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).
16. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.
17. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§469a-1 et seq.).
18. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."
19. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.
20. Will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL  <small>DocuSigned by: A1DD4D1707254AB</small>	TITLE County Executive
APPLICANT ORGANIZATION St. Louis County Government	DATE SUBMITTED 03/23/2023 10:21 AM CDT

HS2023-1071

HOME-ARP CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the participating jurisdiction certifies that:

Affirmatively Further Fair Housing --The jurisdiction will affirmatively further fair housing pursuant to 24 CFR 5.151 and 5.152.

Uniform Relocation Act and Anti-displacement and Relocation Plan --It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, (42 U.S.C. 4601-4655) and implementing regulations at 49 CFR Part 24. It will comply with the acquisition and relocation requirements contained in the HOME-ARP Notice, including the revised one-for-one replacement requirements. It has in effect and is following a residential anti-displacement and relocation assistance plan required under 24 CFR Part 42, which incorporates the requirements of the HOME-ARP Notice. It will follow its residential anti-displacement and relocation assistance plan in connection with any activity assisted with funding under the HOME-ARP program.

Anti-Lobbying --To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Authority of Jurisdiction --The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations and program requirements.

Section 3 --It will comply with section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) and implementing regulations at 24 CFR Part 75.

HOME-ARP Certification --It will use HOME-ARP funds consistent with Section 3205 of the American Rescue Plan Act of 2021 (P.L. 117-2) and the CPD Notice: *Requirements for the Use of Funds in the HOME-American Rescue Plan Program*, as may be amended by HUD, for eligible activities and costs, including the HOME-ARP Notice requirements that activities are consistent with its accepted HOME-ARP allocation plan and that HOME-ARP funds will not be used for prohibited activities or costs, as described in the HOME-ARP Notice.

DocuSigned by:

A1DD4D1707254AB...

03/23/2023 | 10:20 AM CDT

Signature of Authorized Official

Date

County Executive

Title



St. Louis County HOME Consortium HOME-ARP Allocation Plan

St. Louis County, City of Florissant, Jefferson County
and
St. Charles County, City of O'Fallon

St. Louis County

Office of Community Development

E-mail: krobinson-taylor@stlouiscountymo.gov

Website: <https://stlouiscountymo.gov/st-louis-county-departments/human-services/community-development/>

City of Florissant

Housing & Community Development

Email: comara@florissantmo.com

Website: <https://www.florissantmo.com/department/index.php?structureid=14>

Jefferson County

Economic Development Corporation of Jefferson County

Email: rbuchanan@jeffcomo.org

Website: <https://jeffcountymo.org/>

St Charles County

Community Development Department

E-mail: planning@sccmo.org

Website: <https://www.sccmo.org/203/Community-Development>

City of O'Fallon

Grants & Assistance

E-mail: ajaegers@ofallon.mo.us

Website: www.ofallon.mo.us/grants

Introduction

The St. Louis County HOME Consortium consists of five jurisdictions: St. Louis County, Jefferson County, St. Charles County and the cities of Florissant and O'Fallon. Consortium members solicited input from three Continuums of Care during the development of this plan: St. Louis County Continuum of Care, Tri-County Continuum of Care, and Missouri Balance of State Continuum of Care. Based on input from the Consortium members and their respective Continuums of Care, it was determined that collaborations between Consortium members were the best option to successfully expend HOME-ARP funding. Both the City of Florissant and Jefferson County have decided to combine funds with St. Louis County toward eligible activities. Likewise, the City of O'Fallon has decided to combine funds with St. Charles Urban County toward eligible activities. These collaboration areas share borders as indicated on the map below. As a result of these shared borders, the collaboration areas serve similar populations and offer similar services. It should be noted that the City of Florissant is located within St. Louis County and all data for St. Louis County will also represent the City of Florissant unless otherwise indicated.

The St. Louis County HOME Consortium has opted for a consolidated allocation plan. This plan has been organized into two parts to allow for ease in reviewing the support for the use of HOME-ARP funds in each collaboration area.





HOME-ARP ALLOCATION PLAN

St. Louis County, City of Florissant and Jefferson County

St. Louis County, City of Florissant and Jefferson County

Consultation

Description of the consultation process including methods used and dates of consultation:

The consultation process included an online survey, one-on-one conversations, and group discussions regarding needs. This process began on December 1, 2021, with a presentation of the HOME-ARP program at the St. Louis County Continuum of Care (CoC) general meeting. A follow-up was held at the CoC meeting on January 5, 2022 to introduce and distribute the online survey. Members of the CoC were able to access the online survey throughout the planning process. Another survey was distributed to the general public through Urban League's Housing Director by creating a QR code and including it on flyers that were distributed at community events. Participants in these events could scan the QR with their phone and be directed to the survey for online completion. Unfortunately, this did not yield large results.

It was then determined that the addition of in-person meetings would be beneficial to collect public input. Meetings were held at various St. Louis County Library locations to gather input on community needs and use of funds. The flyer listing the schedule of meetings, which is shown below, also included the QR code so residents who could not attend the meetings could still give their input.

Jefferson County decided to collaborate with St. Louis County and the City of Florissant later in the process so the library campaign did not take place in that community. Instead, outreach to the Missouri Balance of State CoC began with the Community Development Director of the Economic Development Corporation of Jefferson County in early 2022 and attempts continued via email with little success. After learning that the Community Development Director was not getting a response and was unsure of who to contact, the Housing Program Manager of St. Louis County reached out via email in January 2023 to the CoC Planning Director.

Below is the summary of agencies contacted and the agency mission and/or efforts in the community.

Agency/Org Consulted	Type of Agency/Org	Method of Consultation	Qualifying Population	Feedback
CoC(s) serving the Jurisdiction's Geographic area				
St. Louis County CoC	CoC	Survey	○Experiencing homelessness ○At risk of homelessness ○Domestic violence ○Other populations ○Veterans & families	➤ 1 st priority activity is the development and support of affordable housing. ➤ 1 st priority population are those experiencing homelessness.
The CoC acts as a catalyst for strategic planning, collaborating with other systems of care, recruiting philanthropic support, identifying affordable housing options, and coordinating service delivery.				

The mission of the CoC is to promote a collaborative community-wide response to prevent, respond to and end homelessness in St. Louis County by offering a full array of housing and support services to persons experiencing a housing crisis. Prevention resources; emergency, transitional, and permanent housing options; trauma informed case management; legal services; and other support options are strategically woven together to provide the stabilizing assistance needed to resolve their homelessness.

Agency/Org Consulted	Type of Agency/Or	Method of Consultation	Qualifying Population	Feedback
<u>Homeless Service Providers</u>				
Salvation Army	Homeless Service Provider	Survey	<ul style="list-style-type: none"> ○Experiencing homelessness ○At risk of homelessness ○Domestic violence ○Other populations ○Veterans & families 	<ul style="list-style-type: none"> ➤ 1st priority activity is the development and support of affordable housing. ➤ 1st priority population are those at risk of homelessness.
<p>Donations received by The Salvation Army help to care for homeless and needy families as well as to serve 30 million people through a myriad of other services throughout the year. These include:</p> <ul style="list-style-type: none"> • <u>Religious Services</u> provide a place of worship and community without discrimination in every zip code across the United States. • <u>Disaster Response Services</u> which include assisting survivors of natural and man-made disasters to recover and rebuild their lives. • <u>Social Service programs</u> provide food, shelter, clothing, and financial assistance. • <u>Casework and Counseling</u> with programs for health care and residential assistance and abuse counseling. • <u>Youth Services</u> with programs for music, athletics, arts, and crafts, camping and family counseling. • <u>Senior Centers</u> focused on assisting the needs of older adults --including eight Silvercrest centers where seniors' assistance is partially subsidized by federal government dollars. • <u>Christmas Programs</u> in which the famous Red Kettles are a centerpiece, to help families and individuals financially at year-end with toys, meals and other assistance. • <u>Human and Sexual Trafficking Advocacy</u> where Army officers and staff are focused on public policy in Washington, D.C., and providing services and advocacy for victims of this international crime. • <u>Veterans Services</u> provide a range of support, gifts, counseling, housing assistance, and comfort to those in need. • <u>Prison Services</u> include Bible correspondence courses, gifts/material aid, prerelease job training programs, employment opportunities in cooperation with parole personnel, and spiritual guidance for both prisoners and their families. 				
<u>Domestic Violence Service Providers</u>				
Our Lady's Inn	Domestic Violence Service Provider and Homeless Service Provider	Virtual Meeting	<ul style="list-style-type: none"> ○Experiencing homelessness ○Domestic violence 	<ul style="list-style-type: none"> ➤ 1st priority activity is supportive services. ➤ 1st priority population are those fleeing DV and experiencing homelessness.
<p>Since 1982, Our Lady's Inn has served as a life-affirming alternative to abortion for over 7,000 women who have chosen life for their unborn babies. For 40 years, these families have been housed and supported in their efforts to live healthy and productive lives, achieve educational goals, gain employment, and secure stable housing</p>				
<u>Veterans' Groups</u>				
Missouri Veterans Endeavor—St. Louis	Veteran Group and Homeless Service Provider	Virtual Meeting	<ul style="list-style-type: none"> ○Experiencing homelessness ○At risk of homelessness ○Veterans & families 	<ul style="list-style-type: none"> ➤ 1st priority activity is the development and support of affordable housing. ➤ 1st priority population are those at risk of homelessness.

Missouri Veterans Endeavor—St. Louis (MOVE-STL) is a community for veterans experiencing homelessness and their families. MOVE-STL provides its veterans with services such as long-term housing, transportation, therapy, emergency assistance, clinical case management, and child care assistance.

Public Housing Agencies (PHAs)

Housing Authority of St. Louis County	Public Housing Authority	Virtual Meeting	<ul style="list-style-type: none"> ○Experiencing homelessness ○At risk of homelessness ○Domestic violence ○Other populations ○Veterans & families 	<ul style="list-style-type: none"> ➤ 1st priority activity is the development and support of affordable housing. ➤ 1st priority population are other populations with high risk of instability.
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The Housing Authority of St. Louis County (HASLC):

- provides decent, safe, and affordable housing,
- ensures equal housing opportunity,
- promotes self-sufficiency, and
- improves the quality of life and economic vitality for low- and moderate-income families.

HASLC pursues these goals by using existing federal programs to the maximum feasible extent, by linking with other service providers, and by creating new opportunities of its own design.

Kirkwood Housing Authority	Public Housing Authority	Phone Call	○Other populations	<ul style="list-style-type: none"> ➤ 1st priority activity is the development and support of affordable housing. ➤ 1st priority population are other populations with high risk of housing instability.
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The Kirkwood Housing Authority provides and maintains facilities for low-income housing for the elderly as well as additions and improvements to the building.

Festus Housing Authority	Public Housing Authority	Phone call	○Other populations	➤ 1st priority activity is the development and support of affordable housing.
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The Festus Housing Authority specializes in giving low-income families a decent, safe and affordable place to raise their children.

Agency/Org Consulted	Type of Agency/Org	Method of Consultation	Qualifying Population	Feedback
<u>Public Agencies that Address the Needs of the Qualifying Populations</u>				
Economic Development Corporation of Jefferson County	Public agencies that address the needs of the qualifying populations	Discussion and Survey	<ul style="list-style-type: none"> ○Experiencing homelessness ○At risk of homelessness ○Domestic violence ○Other populations 	<ul style="list-style-type: none"> ➤ 1st priority activity is supportive services. ➤ 1st priority population are those experiencing homelessness.

			oVeterans & families	
The Economic Development Corporation of Jefferson County (EDC) is a not-for-profit, public corporation providing a full range of services to help meet the business' needs in the County. The EDC provides a variety of services including development, attraction, expansion, and retention to the business community of Jefferson County. The EDC is also the administrator for Jefferson County's entitlement program.				
Comtrea Health Center – Housing Department Jefferson County	Public agencies that address the needs of the qualifying populations	Phone Call	<ul style="list-style-type: none"> o Experiencing homelessness o At risk of homelessness o Domestic violence o Other populations o Veterans & families 	<ul style="list-style-type: none"> ➤ 1st priority activity is acquisition and development of non-congregate shelter units. ➤ All qualifying populations are considered a priority.
Comtrea's mission is to lead in providing quality, comprehensive healthcare that is affordable and accessible, and to support the dedicated professionals who make caring for the individuals we serve their number one priority.				
City of Florissant – Housing and Community Development	Public agencies that address the needs of the qualifying populations	Survey	<ul style="list-style-type: none"> oExperiencing homelessness oAt risk of homelessness oDomestic violence oOther populations oVeterans & families 	<ul style="list-style-type: none"> ➤ 1st priority activity is the development and support of affordable housing. ➤ 1st priority population are those experiencing homelessness.
Florissant's Community Development Department has many resources available for residents and newcomers, such as information on Housing, Community Development, and Neighborhood Stabilization.				
St. Louis County Homeless Services	Public agencies that address the needs of the qualifying populations	One-on-One Meeting	<ul style="list-style-type: none"> oExperiencing homelessness oAt risk of homelessness oDomestic violence oOther populations oVeterans & families 	<ul style="list-style-type: none"> ➤ 1st priority activity is the development and support of affordable housing. ➤ 1st priority population are those at risk of homelessness.
Homeless Services, collaborative applicant for the CoC, funds multiple HUD activities including emergency shelters, rapid rehousing, homelessness prevention, permanent supportive housing, homeless hotline and street outreach.				
St. Louis County Veterans Services	Veteran Group	Virtual Meeting	<ul style="list-style-type: none"> o Veterans & families 	<ul style="list-style-type: none"> ➤ 1st priority activity is the development and support of affordable housing. ➤ 1st priority population are those experiencing homelessness.
The St. Louis County Veterans Program provides direct services and collaborates with other agencies to address a variety of needs of veterans in our community. Services provided include: <ul style="list-style-type: none"> • Traditional case management • Information 				

- Advocacy
- Referral services
- Help to obtain social services and VA benefits

Agency/Org Consulted	Type of Agency/Org	Method of Consultation	Qualifying Population	Feedback
St. Louis Arc	Disability Service Provider	Phone Call	o Other populations / Disabled	<ul style="list-style-type: none"> ➤ <u>1st</u> priority activity is the development and support of affordable housing. ➤ <u>1st</u> priority population are other populations with high risk of instability.
<p>The Mission of the St. Louis Arc is to empower people with intellectual and developmental disabilities and their families to lead better lives by providing a lifetime of high-quality services, family support and advocacy.</p> <p>We work hard to provide the kind of individualized services that can really help make a difference to an adult... to a child... to a family. Services provided are designed to maximize choice and to support people as they build quality lives within the St. Louis community.</p>				

Agency/Org Consulted	Type of Agency/Org	Method of Consultation	Qualifying Population	Feedback
<u>Public or Private Organizations that Address Fair Housing, Civil Rights, and the Needs of Persons with Disabilities</u>				
Metropolitan St. Louis Equal Housing and Opportunity Council	Fair Housing Enforcement	Phone Call	<ul style="list-style-type: none"> ○Experiencing homelessness ○At risk of homelessness ○Domestic violence ○Other populations ○Veterans & families 	<ul style="list-style-type: none"> ➤ 1st priority activity is supportive services. ➤ All qualifying populations are considered a priority.
The Metropolitan St. Louis Equal Housing and Opportunity Council seeks to ensure equal access to housing and places of public accommodation for all people through education, counseling, investigation, and enforcement.				
A Red Circle	Non-Profit/Advocacy	Virtual Meeting	<ul style="list-style-type: none"> ○Experiencing homelessness ○At risk of homelessness ○Domestic violence ○Other populations ○Veterans & families 	<ul style="list-style-type: none"> ➤ 1st priority activity is tenant based rental assistance. ➤ 1st priority population are those at risk of homelessness.
A Red Circle was founded in 2017 to address racial disparities that exist in North St. Louis County. Its mission is to “promote community betterment in North County, through a racial equity lens.” Its vision is to create and encourage spaces and opportunities in North County that will lead to good health and economic prosperity. A Red Circle’s programming focuses on employment, education, holistic living, policy, and the arts.				
Urban League Housing Committee and Metro Housing Task Force	Public or private organizations that address fair housing, civil rights, and the needs of persons with disabilities	Survey	<ul style="list-style-type: none"> ○Experiencing homelessness ○At risk of homelessness ○Domestic violence ○Other populations ○Veterans & families 	<ul style="list-style-type: none"> ➤ 1st priority activity is the development and support of affordable housing and tenant based rental assistance. ➤ 1st priority population are those at risk of homelessness.
<p>The Urban League advocates for and empowers African Americans and others in Metropolitan St Louis by pursuing the following priorities:</p> <ul style="list-style-type: none"> • Educational Excellence. Ensuring that all children are well-educated and prepared for economic self-reliance through college scholarships, early childhood literacy, and Head Start. • Economic Opportunity. Empowering all people in attaining economic self-sufficiency through job training, good jobs, home ownership, entrepreneurship, and wealth accumulation. • Community Empowerment. Providing basic needs to stabilize disadvantaged families to benefit our communities. • Civil Rights and Advocacy. Promoting and ensuring our civil rights by actively working to eradicate all barriers to equal participation in all aspects of American society, whether political, economic, social, educational, or cultural. 				
<u>Additional</u>				
St. Louis County/Florissant Residents	Residents	Survey and Library Community Meetings	<ul style="list-style-type: none"> ○Experiencing homelessness ○At risk of homelessness ○Domestic violence ○Other populations ○Veterans & families 	<ul style="list-style-type: none"> ➤ 1st priority activity is the development and support of affordable housing. ➤ 1st priority population are those

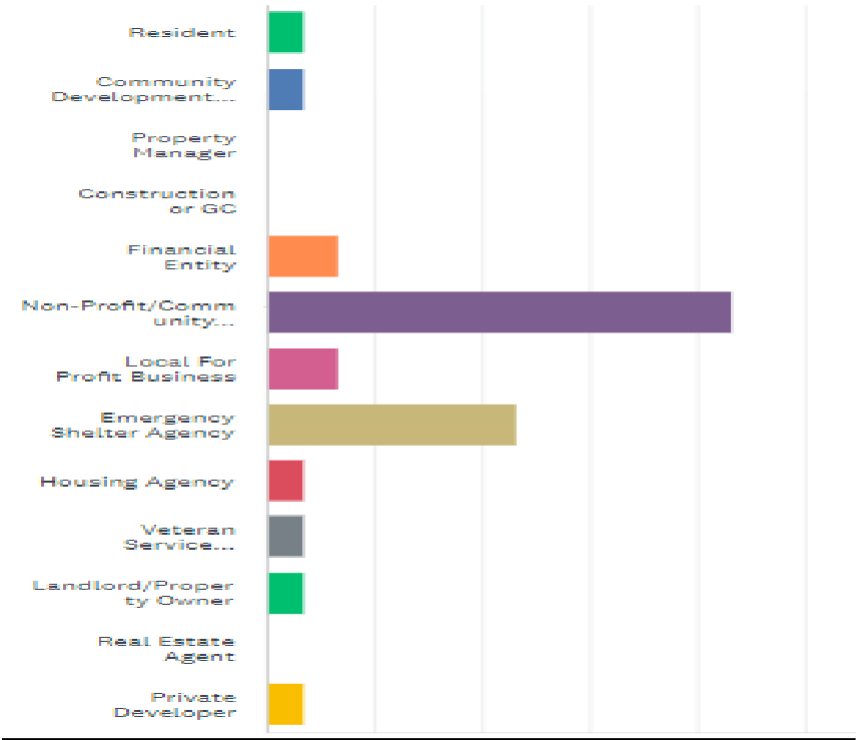
				experiencing homelessness.
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Summarize feedback received and results of upfront consultation with these entities

Survey Responses

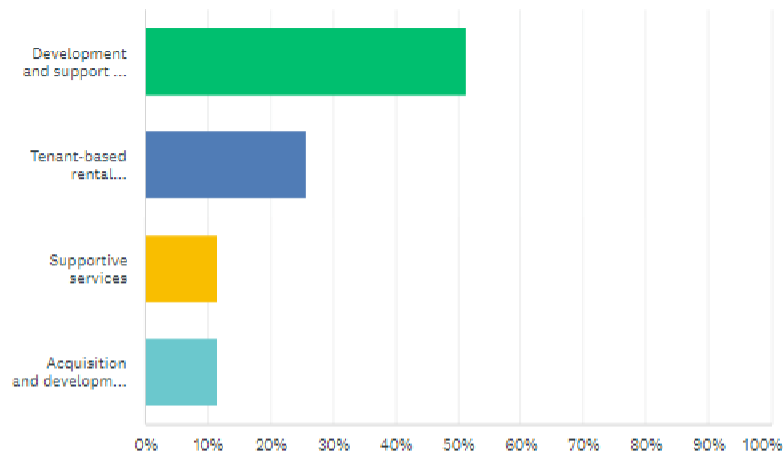
Based on the identification of the stakeholder role and additional detail or organization name provided within comments section of the survey, those responding to the online survey included non-profit organizations, emergency shelter providers, transitional and permanent supportive housing providers, local for-profit businesses, local government, landlords/property owners, residents, private developers, financial entities, and community development organizations.

Please identify your stakeholder role:



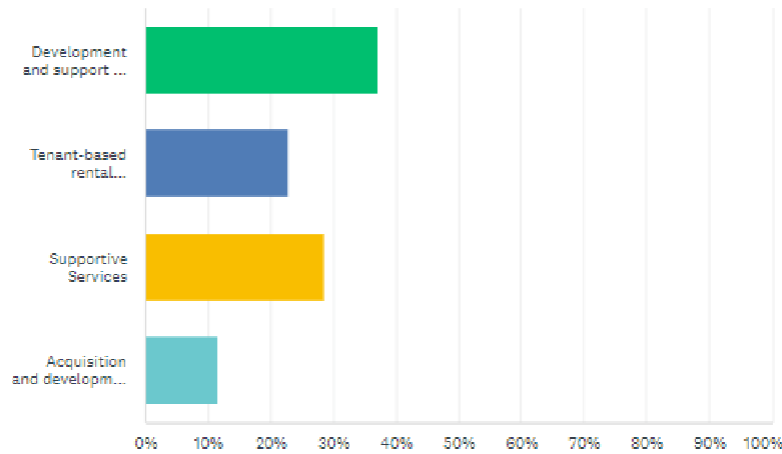
ANSWER CHOICES	RESPONSES
▼ Resident	3.33%
▼ Community Development Organization	3.33%
▼ Property Manager	0.00%
▼ Construction or GC	0.00%
▼ Financial Entity	6.67%
▼ Non-Profit/Community Organization	43.33%
▼ Local For Profit Business	6.67%
▼ Emergency Shelter Agency	23.33%
▼ Housing Agency	3.33%
▼ Veteran Service Organization	3.33%
▼ Landlord/Property Owner	3.33%
▼ Real Estate Agent	0.00%
▼ Private Developer	3.33%

Please select which funding activity you would rate as your first priority:



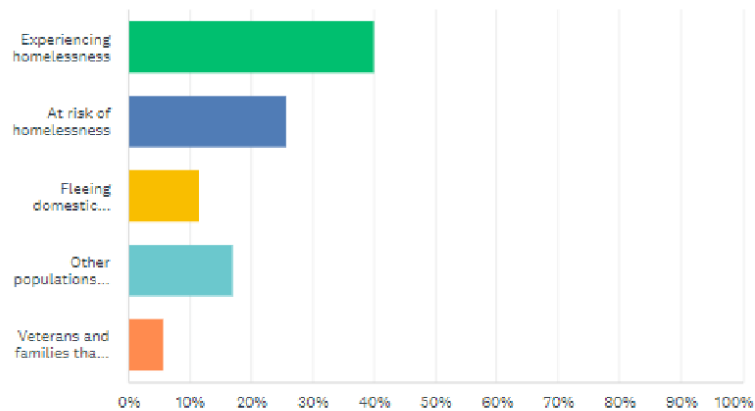
ANSWER CHOICES	RESPONSES
▼ Development and support of affordable housing	51.43%
▼ Tenant-based rental assistance	25.71%
▼ Supportive services	11.43%
▼ Acquisition and development of non-congregate shelter units	11.43%

Please select which funding activity you would rate as your second priority:



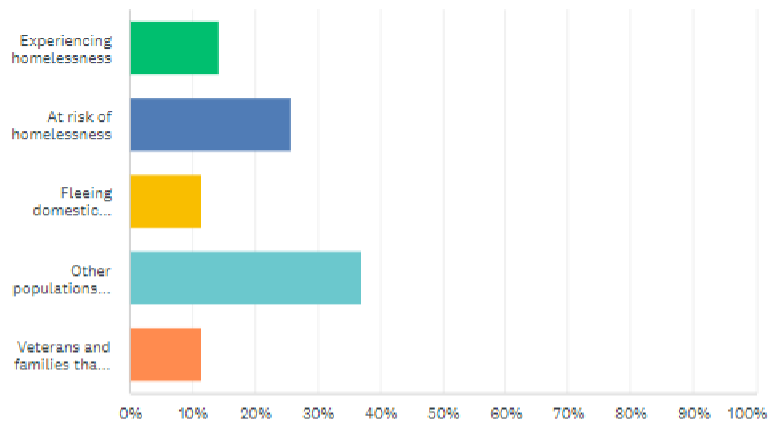
ANSWER CHOICES	RESPONSES
▼ Development and support of affordable housing	37.14%
▼ Tenant-based rental assistance	22.86%
▼ Supportive Services	28.57%
▼ Acquisition and development of non-congregate shelter units	11.43%

Please select which qualifying population you would rate as your first priority:



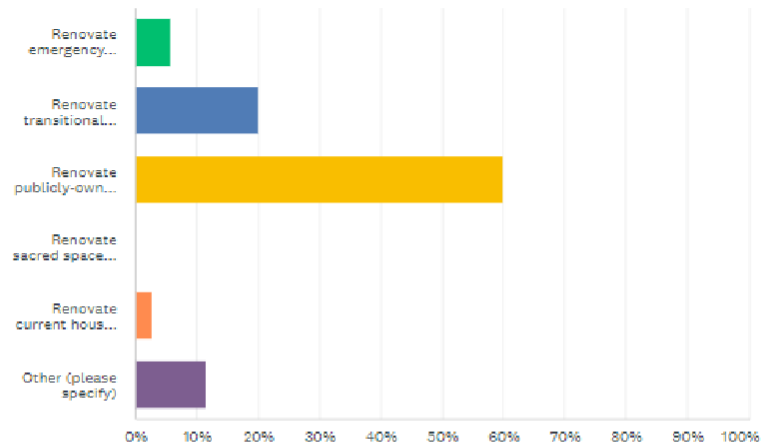
ANSWER CHOICES	RESPONSES
▼ Experiencing homelessness	40.00%
▼ At risk of homelessness	25.71%
▼ Fleeing domestic violence, dating violence, sexual assault, stalking, or human trafficking	11.43%
▼ Other populations with high risk of housing instability (including highly cost-burdened low-income households, households who have moved two or more times in the last 60 days, and households living in a hotel/motel)	17.14%
▼ Veterans and families that include a veteran family member that meets one of the preceding criteria	5.71%

Please select which qualifying population you would rate as your second priority:



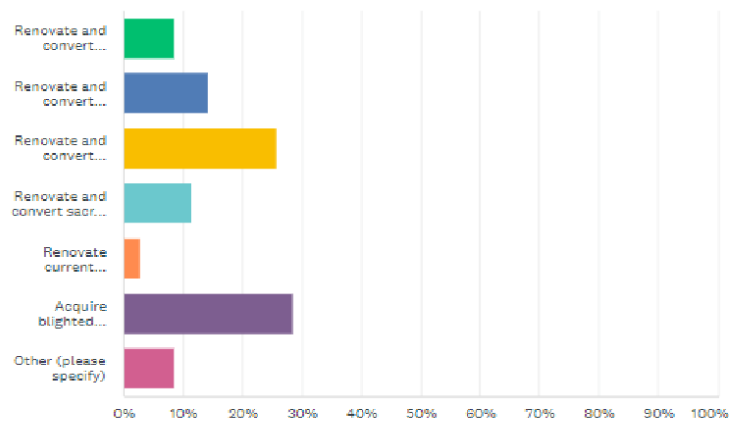
ANSWER CHOICES	RESPONSE
▼ Experiencing homelessness	14.29%
▼ At risk of homelessness	25.71%
▼ Fleeing domestic violence, dating violence, sexual assault, stalking, or human trafficking	11.43%
▼ Other populations with high risk of housing instability (including highly cost-burdened low-income households, households who have moved two or more times in the last 60 days, and households living in a hotel/motel)	37.14%
▼ Veterans and families that include a veteran family member that meets one of the preceding criteria	11.43%

Please select your top preference for development and support of affordable housing:



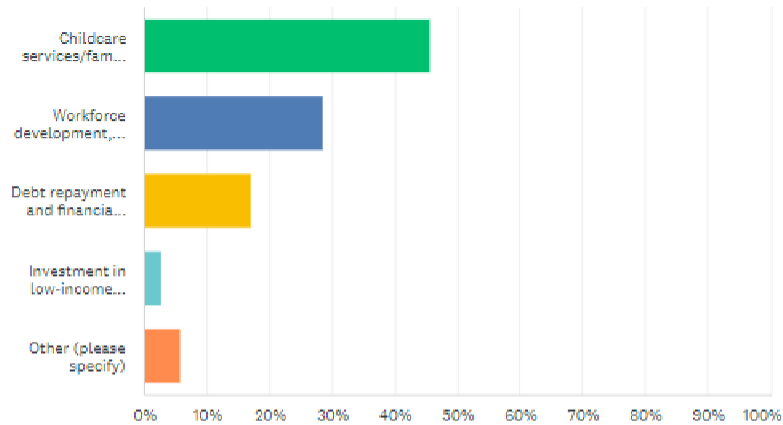
ANSWER CHOICES	RESPONSES
Renovate emergency shelters into affordable housing	5.71%
Renovate transitional housing into affordable housing	20.00%
Renovate publicly-owned buildings and schools into affordable housing	60.00%
Renovate sacred spaces (churches, mosques, etc.) into affordable housing	0.00%
Renovate current housing to be more energy-efficient and "green"	2.86%
Other (please specify)	Responses 11.43%

Please select your top preference for acquisition and development of non-congregate shelter units:



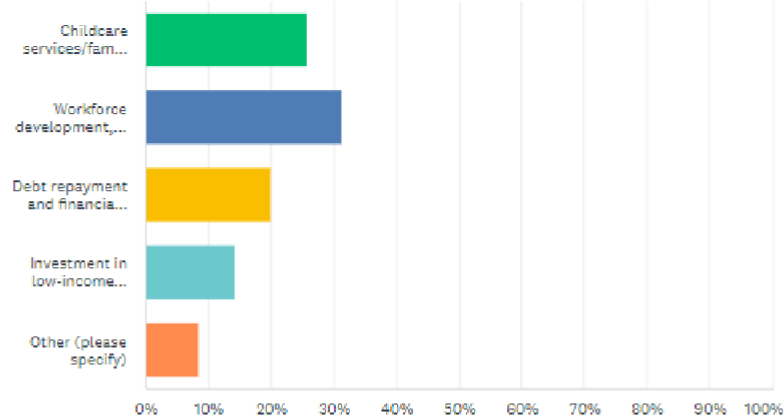
ANSWER CHOICES	RESPONSES
Renovate and convert emergency shelters to non-congregate shelter units	8.57%
Renovate and convert transitional housing into non-congregate shelter units	14.29%
Renovate and convert publicly-owned buildings and schools into non-congregate shelter units	25.71%
Renovate and convert sacred spaces (churches, mosques, etc.) into non-congregate shelter units	11.43%
Renovate current non-congregate shelter units to be more energy-efficient and "green"	2.86%
Acquire blighted property to build new non-congregate shelter units	28.57%
Other (please specify)	Responses 8.57%

Please select your first priority for a supportive service to help people become stably housed:



ANSWER CHOICES	RESPONSES
▼ Childcare services/family supports for those in emergency shelter	45.71%
▼ Workforce development, education and vocation support for those in emergency shelter	28.57%
▼ Debt repayment and financial counseling	17.14%
▼ Investment in low-income senior housing and programming	2.86%
▼ Other (please specify)	Responses 5.71%

Please select your second priority for a supportive service to help people become stably housed:



ANSWER CHOICES	RESPONSES
▼ Childcare services/family supports for those in emergency shelter	25.71%
▼ Workforce development, education and vocation support for those in emergency shelter	31.43%
▼ Debt repayment and financial counseling	20.00%
▼ Investment in low-income senior housing and programming	14.29%
▼ Other (please specify)	Responses 8.57%

St. Louis County CoC Feedback

First Priority for activity

- Development and support of affordable housing

First Priority for population

- Experiencing homelessness

First Priority for development and support of affordable housing

- Renovate publicly owned buildings and schools into affordable housing

First Priority for support services

- Childcare services/family supports for those in emergency shelter

Domestic violence service provider/ homeless service provider Feedback

First Priority for activity

- Supportive Services

First Priority for population

- Experiencing Homelessness
- Fleeing domestic violence, dating violence, sexual assault, stalking, or human trafficking

First Priority for development and support of affordable housing

- Renovate publicly owned buildings and schools into affordable housing

First Priority for a supportive service to become stably housed

- Childcare services/family supports for those in emergency shelter

Service providers shared that most calls are from families that will be on the street within a week. Others are double sleeping or couch surfing and are in unstable or unreliable housing situations while leaving or avoiding abuser and reaching out for services and shelter. Support services are most needed to remove barriers and allow households to become self-sufficient and stable. The priority, childcare, is a huge barrier for parents to be successful. The following areas were additional recommended supportive services:

- Mental health services
- Transportation/access to bus routes
- Legal advocacy
- Ongoing resource supports to sustain home
- Addiction treatment support
- Assistance with initial housing set up costs and supplies

Veterans' groups/ homeless service providers

First Priority for activity

- Development and support of affordable housing

First Priority for population

- Veterans and families that include a veteran family member that meets one of the preceding criteria

First Priority for development and support of affordable housing

- Renovate current housing into affordable permanent housing opportunities

First Priority for a supportive service to become stably housed

- Debt repayment and financial counseling

Service providers shared concerns about the shortage of permanent housing. HUD cash vouchers assist with payments; however, the process of determining eligibility and unit inspections can be a challenge for a household. The following areas were additional recommended supportive services:

- Physical and mental health concerns
- Substance abuse
- Legal advocacy

Public Housing Agencies (PHAs) Feedback

There are nine Public Housing Agencies (PHAs) within the St. Louis County HOME Consortium jurisdictions. The Housing Authority of St. Louis County (HASLC) assumed interim management of the Wellston Housing Authority in 2019. HASLC also manages the Olivette, Pagedale, and Hillsdale PHAs, which means the Kirkwood Housing Authority is the only additional PHA that operates in St. Louis County. The Housing Authority of Festus is located in Jefferson County while the Housing Assistance Program of St. Charles County and the Housing Authority of the City of St. Charles are located in St. Charles County.

Housing Authority of St. Louis County

First Priority for activity

- Development and support of affordable housing

First Priority for population

- Other populations with high risk of housing instability

First Priority for development and support of affordable housing

- Renovate current housing into affordable permanent housing opportunities

First Priority for a supportive service to become stably housed

- Childcare services/family supports for those in emergency shelter

Service provider shared that HOME-ARP funds in conjunction with Tax Credit funds will make a meaningful impact and has committed project-based vouchers to those developments. Provider is also interested in continuing their partnership with the St. Louis County CoC Emergency Housing Voucher allocation. Additionally, the following areas and activities were recommended:

- Tenant based rental assistance was recommended for security and utility deposits.
- Renovate hotel/motel to upgrade facilities for households at risk of homelessness.
- Non-profit capacity building

The following areas were additional recommended supportive services:

- Housing search and counseling services
- Landlord outreach
- Financial assistance costs

Kirkwood Housing Authority

The Kirkwood Housing Authority provides and maintains safe and decent housing for the elderly and individuals with disabilities. The income-based project consists of 100 units with a 2 ½ to 3 year waitlist.

First Priority for activity

- Development and support of affordable housing

First Priority for population

- Other populations with high risk of housing instability

First Priority for development and support of affordable housing

- Leverage HOME-ARP as gap resource to Tax Credit projects

First Priority for a supportive service to become stably housed

- Supportive Services – especially transportation

Festus Housing Authority

The Festus Housing Authority developed and managed the Rolling Greens Subdivision which consists of 56 2- and 3-bedroom single-family homes. This project currently has 2-year waitlist for both the 2- and 3-bedroom units.

First Priority for Activity

- Development and support of affordable housing

First Priority for population

- Elderly and Disabled - Other populations with high risk of housing instability

First Priority for development and support of affordable housing

- New Construction

First Priority for a supportive service to become stably housed

- Investment in low-income senior housing and programming

St. Louis Arc – Disability Service Provider

First Priority for Activity
Development and support of affordable housing

First Priority for population
Disabled - Other populations with high risk of housing instability

First Priority for development and support of affordable housing
Buildings that can meet accessibility needs within a walkable community

First Priority for a supportive service to become stably housed
Investment in low-income senior housing and transportation

Service Provider shared that their clients struggle with transportation and most need walkable communities where they can live, work and play within walking distance. It was suggested that assisted living facilities be renovated to create affordable housing as those building usually are updated.

Resident Feedback

First Priority for activity

- Development and support of affordable housing

First Priority for population

- Other populations with high risk of housing instability

First Priority for development and support of affordable housing

- Leverage HOME-ARP as gap resource to Tax Credit projects

First Priority for a supportive service to become stably housed

- Not recommended

Public agencies that address the needs of the qualifying populations

First Priority for activity

- Development and support of affordable housing

First Priority for population

- Experiencing Homelessness and at risk of homelessness

First Priority for development and support of affordable housing

- Renovate transition housing into affordable housing

First Priority for a supportive service to become stably housed

- Childcare services/family supports for those in emergency shelter

Service providers shared that finding landlords that will rent to the homeless population is difficult. Additionally, jobs lost during pandemic and missed rental payments negatively affect rental history and credit scores and increase the barriers to housing. Inflation over the last two years has increased rents to an unaffordable level. Workforce development, transportation, prevention and additional rental assistance supports are needed.

Public or private organizations that address fair housing, civil rights, and the needs of persons with disabilities

First Priority for activity

- Supportive Services

First Priority for population

- All Qualifying populations are a priority

First Priority for development and support of affordable housing

- New construction of affordable units, public housing

First Priority for a supportive service to become stably housed

- Legal advocacy, presentation coupled with rental assistance

Service providers shared new construction was most important to prevent concentrated poverty by focusing solely on blighted or buildings in need of rehab. Additionally, that anti-discrimination awareness and compliance monitoring to ensure fair housing standards and laws are being followed.

How feedback affected the PJ's approach to allocating HOME-ARP funds among eligible activities

The foremost need in the community is increased affordable housing stock, and access to support services that will increase the opportunity for households to become and remain stably housed. The second priority is non-congregate emergency shelter. Access to emergency shelter units will allow the opportunity for households to gain assistance and guidance from the case management staff and support services. The feedback suggests the increase in affordable units can be achieved by new construction and/or the rehabilitation of publicly owned buildings and schools into affordable housing.

How feedback led to any preferences, methods of prioritization, or limitations on eligibility of QPs for a HOME-ARP activity

Feedback received did not lead to preference, prioritization, or limitations regarding qualifying populations. Rather, there is a need for every qualifying population to have access to additional affordable housing. As displayed in the charts below from United Way's 211 helpline, the great majority of calls are for housing supports. Calls for shelter and housing are as follows, 39% Florissant, 40.3% St. Louis County and 50.2% in Jefferson County.

Emergency shelter projects funded by St. Louis County and Jefferson County will use the Coordinated Entry process that is currently in place. Development projects will use a waiting list process and follow HUD guidelines for maintaining and pulling from the waitlist as well as determining participant eligibility.

St. Louis County Housing Calls



Choose data to display

ST. LOUIS, MO

LAST 365 DAYS

TOTAL REQUESTS
FOR YOUR FILTERS
50,001



Top service requests Jan 13, 2022 to Jan 12, 2023

TOP REQUEST CATEGORIES Display as: ☒ PERCENT ☐ COUNT

40.3%	Housing & Shelter
3.8%	Food
25.9%	Utilities
2.2%	Healthcare & COVID-19
1.4%	Mental Health & Addictions
2.3%	Employment & Income
6.6%	Clothing & Household
<1%	Child Care & Parenting
2.2%	Government & Legal
4.4%	Transportation Assistance
<1%	Education
6.6%	Disaster
3.7%	Other
100%	Total for top requests

TOP HOUSING & SHELTER REQUESTS

UNMET ☒

17%	Shelters
18%	Low-cost housing
25%	Home repair/ maintenance
44%	Rent assistance
15%	Mortgage assistance
26%	Landlord/ tenant issues
32%	Contacts
76%	Other housing & shelter
0 = No requests made Not Available = Data not collected Some requests are only computed at the category level	

Requests
>100
AND > 50%

Florissant Housing Calls



Choose data to display

FERGUSON-FLORISSANT M...

LAST 365 DAYS

TOTAL REQUESTS
FOR YOUR FILTERS
16,137



Top service requests Jan 26, 2022 to Jan 25, 2023

TOP REQUEST CATEGORIES Display as: ☒ PERCENT ☐ COUNT

39.0%	Housing & Shelter
4.1%	Food
28.0%	Utilities
2.3%	Healthcare & COVID-19
1.1%	Mental Health & Addictions
2.2%	Employment & Income
6.7%	Clothing & Household
<1%	Child Care & Parenting
2.2%	Government & Legal
4.1%	Transportation Assistance
<1%	Education
6.5%	Disaster
3.2%	Other
100%	Total for top requests

TOP HOUSING & SHELTER REQUESTS

UNMET ☒

21.1%	Shelters	17%
21.1%	Low-cost housing	18%
3.6%	Home repair/ maintenance	21%
28.6%	Rent assistance	51%
4.1%	Mortgage assistance	11%
1.7%	Landlord/ tenant issues	26%
<1%	Contacts	30%
<1%	Other housing & shelter	79%
0 = No requests made Not Available = Data not collected Some requests are only computed at the category level		Requests >100 AND > 50%

Jefferson County Housing Calls



How feedback led to the use of any referral processes such as coordinated entry for any of the eligible activities

Feedback from those consulted revealed delays in moving clients from the Coordinated Entry waitlist. This is caused by staffing capacity, lack of available housing stock, lack of appropriate housing projects (i.e., Permanent Supportive Housing, Rapid Re-housing, etc.), landlords willing to participate and delayed responses from clients. Access to HOME-ARP funded projects will not mirror or use the Coordinated Entry processes. It will be in the best interest of those within the qualified populations to be informed, marketed to, and/or referred directly to HOME-ARP funded projects to be added on the projects specific chronological waiting lists. Community stakeholders, including those that directly serve the qualified populations, will receive project information to further market to and reach qualified populations. Early education on qualified populations and eligible activities will continue from NOFA release through development and lease up of projects. Specific one-on-one and awarded group

meetings to discuss compliance requirements will be conducted. There will be no preference, prioritization or limitations to the acuity score or similar evaluation rating process determination currently used for the referral process.

Public Participation Process

As stated, public input was solicited through the Community Input Meetings and surveys. Additionally, the 15-day public comment period was held January 26 – February 13, 2023 and a virtual Public Hearing was held on February 9, 2023 prior to the submission of the Allocation Plan. The draft Allocation Plan was posted for review at the locations listed in the Notice below.

Per St. Louis County's Citizen Participation Plan, in order to ensure citizens had another opportunity to engage with community development initiatives as well as ample opportunity to comment on accomplishments, the Office of Community Development notified the public that the draft Allocation Plan was available. This notice was published in a minority newspaper, The St. Louis American, posted on the County's website and social media pages, posted at the regional county government centers, all PJ offices as listed in the notice and sent via email and mail lists designated for this purpose. The notice was also sent to community groups and nonprofit organizations that specifically serve minorities, non-English speaking persons, and persons with disabilities.

The draft Allocation Plan was available on the Office of Community Development's website and physical copies of the document were available at the regional county government centers, all PJ offices as listed in the notice and via the St. Louis County Library system. The report was made available in a form accessible to persons with disabilities upon request. St. Louis County notified the public of a hearing regarding the HOME-ARP funds. When public comments were received, whether in writing or orally at public hearings, they were considered and responded to, if appropriate. The final Allocation Plan includes a summary of all public comments or views including any comments or views not incorporated and the reasons therefor.

Dates of the public comment period and public hearing(s) held during the development of the plan:

- Date(s) of public notice: January 26, 2023
- Public comment period: January 26, 2023 – February 13, 2023
- Date(s) of public hearing: February 9, 2023

During the Community Input Meetings and Public Hearing for the HOME – ARP program, the purpose for funds, eligible activities, qualifying populations, and proposed breakout of funds were discussed. The Public Hearing notice is included below.

Sam Page
County Executive



Howard Hayes
Director of Human Services

Amy Ellis, Director
Office of Community Development

NOTICE OF VIRTUAL PUBLIC HEARINGS
ST. LOUIS COUNTY

AGENCIES: St. Louis County is the "Lead Agency" for the St. Louis County HOME Consortium. The St. Louis County HOME Consortium is a group of contiguous units of local government that have joined together for the purpose of receiving Home Investment Partnerships Program (HOME) funds and administering a HOME Program as a single grantee. The members of the St. Louis County HOME Consortium include St. Louis County, the City of Florissant, Jefferson County, St. Charles County, and the City of O'Fallon.

ACTION: Notice is hereby given that the HOME-American Rescue Program (HOME-ARP) Allocation Plan has been drafted by the St. Louis County HOME Consortium. The draft may receive several updates prior to submission to the U.S. Department of Housing and Urban Development (HUD).

SUMMARY: The HOME-ARP Allocation Plan summarizes the proposed actions of the St. Louis County HOME Consortium. The document includes the potential projects to be funded by HUD. This document provides information on how funding received through the HOME-ARP program will be spent in St. Louis County and in the jurisdictions of the members of the St. Louis County HOME Consortium.

AVAILABILITY OF REVIEW MATERIALS: A copy of the draft St. Louis County HOME-ARP Allocation Plan will be available for public review and comment on January 26, 2023 - February 13, 2023 at the locations specified in this notice during normal business hours, Monday thru Friday:

St. Louis County Government Buildings

- Administration Building, 41 S. Central Avenue, Clayton, MO 63105
- Northwest Crossing, 715 Northwest Plaza Drive, St. Ann, MO 63074
- Department of Public Health, 6121 North Hanley Road, Berkeley, MO 63134
- South County, 4546 Lemay Ferry Road, St. Louis, MO 63129

City of Florissant

- Government Building, 1055 Rue St. Francois, Florissant, MO 63031

Jefferson County

- Jefferson County Economic Development Corporation, 5217 Highway B, Hillsboro, MO 63050

St. Charles County

- Administrative Building, 201 N. Second St., St. Charles, MO 63301

City of O'Fallon

- City Hall, 100 N. Main Street, O'Fallon, MO 63366

St. Louis County Library System

- St. Louis County Library Community Resource Webpage

All documents are also available upon request by contacting Sonya Venerable at svenerable@stlouiscountymmo.gov or on the St. Louis County website at <https://stlouiscountymmo.gov/st-louis-county/departments/human-services/community-development/>

OFFICE OF COMMUNITY DEVELOPMENT

500 Northwest Plaza Drive • 8th Floor, Suite 801 • St Ann MO 63074 • PH 314/615-4405 • FAX 314/615-8674
South County Location • PH 314-615-4025 • FAX 314-615-4125 • Relay MO 711 or 800-735-296
Web <https://www.stlouiscountymmo.gov>

PUBLIC HEARING: A virtual public hearing will be held on February 9, 2023 from 5:00 :00 pm for the draft HOME-ARP Allocation Plan. Please join the meeting from your computer, tablet or smartphone from the meeting link: <https://spaces.avayacloud.com/spaces/invites/63d01190c70f4581095bc776/meet>. You may also dial in using your phone at 855-378-8822, ID: 284957866. Persons with disabilities or who otherwise need assistance should contact Sonya Venerable at wenerable@stlouiscountymo.gov at least 48 hours in advance of the hearing.

COMMENT PERIOD: Comments concerning the draft HOME-ARP Allocation Plan should be made during the public comment period; the comment period is January 26, 2023 - February 13, 2023. Written comments will be accepted until 5:00 pm on February 13, 2023 and may be submitted via email to aellis@stlouiscountymo.gov or mailed to Amy Ellis, Director, St. Louis County Office of Community Development, 500 Northwest Plaza Drive, Suite 801, St. Ann, MO 63074.

EQUAL OPPORTUNITY EMPLOYER

DEPARTMENT OF HUMAN SERVICES

500 Northwest Plaza Dr., 5th Floor, Suite 800 • St Ann MO 63074 • PH 314/615-4-444 • FAX 314/615-4416
Relay MO 800-735-2966 • Web <https://www.stlouiscountymo.gov>

St. Louis American Newspaper Posting and Affidavit

THE ST. LOUIS AMERICAN		Bids & Public Notices		THE ST. LOUIS AMERICAN	
ST. LOUIS AMERICAN • JANUARY 26 - FEBRUARY 1, 2023					
SOLICITING BID Reinhardt Construction LLC is Soliciting Bids from MBE/WBE/DBE/Veterans/SDVE for the following: CP221531 Pending Hall - Renovation for MU Student Health Center and SOM/ MUHC Offices Contact: Mike Murray ; mikem@reinhardtconstructionllc.com Phone: 573-682-5505		SOLICITING BID Reinhardt Construction LLC is Soliciting Bids from MBE/WBE/DBE/Veterans/SDVE for the following: CP220972 NextGen Precision Health Building - Level 4 Shell Space Fitout Contact: Mike Murray ; mikem@reinhardtconstructionllc.com Phone: 573-682-5505		REQUEST FOR PROPOSAL: SSD 102-23: LITZINGER SCHOOL - PARTIAL ROOF REPLACEMENT AND SSD 103-23: ACKERMAN SCHOOL - PARTIAL ROOF REPLACEMENT Project Manual and drawings will be available through RFI, RFIing and Walkthrough conditions at the mandatory pre-proposal conference and walk thru. All vendors interested in participating in the proposal process are required to attend the mandatory pre-proposal conference at 10:00 AM on January 30, 2023. The pre-bid conference will commence at Ackerman School (1150 Dertake Road, Florissant, MO 63033) and proceed to Litzinger School (1004 Litzinger Road, St. Louis, MO 63124). ONLY students of this meeting will receive any correspondence or communication after that date. A \$50 (50) refundable deposit, check made out to Special School District will be required for copies of plans and drawings, refunded upon return of the project manual to RFI. Bids are due at 2:00 pm on February 15, 2023, at Special School District Purchasing Department, 12110 Clayton Road, St. Louis, MO 63131.	
SOLICITING BID Reinhardt Construction LLC is Soliciting Bids from MBE/WBE/DBE/Veterans/SDVE for the following: CP210781 UMH Patient Care Tower - Pharmacy Renovation T0020-T0039 Contact: Mike Murray ; mikem@reinhardtconstructionllc.com Phone: 573-682-5505		PUBLIC NOTICE Notice is hereby given that the Metropolitan St. Louis Sewer District Request for Quotes, Bids and Proposals are posted online for public download. Please navigate to www.mslsdd.com to view the Request for Quotes. > View Bid Opportunities Metropolitan St. Louis Sewer District is an Equal Opportunity Employer.		SINGLE FEASIBLE SOURCE PROCUREMENT FOR PROCUREMENT OF ADVANCEMENT MARKETING SERVICES FROM EAB GLOBAL, INC. Harris-Stowe State University (HSSU) anticipates procuring the services listed above from EAB Global, Inc. for use in the Office of Institutional Advancement, for purposes of fundraising and institutional data analysis. EAB Global, Inc. is the sole owner of any and all intellectual property related to Advancement Marketing Services. The anticipated dollar amount of the product is \$29,480.00 in the first year of their three-year contract. The award is scheduled to take place on or about Feb 6, 2023. The contact for the University is Corey Freeman, University Director, email address: Corey.Freeman@hssu.edu or telephone # (314) 349-3323.	
PUBLIC NOTICE The City of Vinita Park is accepting Proposals for Police Department Towing Services RFP's can be obtained at City Hall 8374 Midland Boulevard Vinita Park, MO 63114 M-F, 8:30 a.m. - 5:00 p.m. or email at cityclerk@vinitapark.org Proposals will be accepted until 4:00 p.m., Monday, February 20, 2023. The City reserves the right to accept or reject any or all bids and or combination thereof, and to waive any minor irregularities. Brent Bury, City Clerk		REQUEST FOR PROPOSALS The Diverse America's Center is seeking bids from qualified companies to install a 120V circulating pump with approximately 500-65' of new piping on condenser water system with electric heat trace. Interested bidders must attend a pre-bid on-site walk-thru of project 10:00 AM Tuesday February 7th, 2023. Contact info@diverseamerica.com or call (314) 435-1111. The facility reserves the right to reject any and all proposals. R.O.E.		CITY OF ST. LOUIS ST. LOUIS LAMBERT INTERNATIONAL AIRPORT SOLICITATION FOR BIDS (SFB) Service: Lindbergh Tunnel Cleaning Service Pre-Bid Meeting Date: February 1, 2023 12:00PM Meeting will be held via Zoom. See SFB for details. Question Due Date: February 3, 2023 Bid Due Date: February 21, 2023 MWBE Goals & Incentives: MWBE goals: 21% - African American 2% - Hispanic American 20% - Asian American 10% - Native American A five percent (5%) bid discount shall be applied to construction, goods, and other services prime contracts in excess of \$100,000 or less to prime African American, Hispanic American, Asian American, Native American and Veteran-Owned Business Enterprise Bidders. Point of Contact: CityOfStLouis-Procurement@stlouis.gov Bid documents may be obtained at St. Louis Lambert International Airport, Airport Properties Division, Monday through Friday between 8:30 a.m. and 5:00 p.m., or by calling (314) 690-1802. This SFB may also be obtained by visiting our website at www.stlouis.gov/procurement .	
TO ADVERTISE YOUR JOB OPPORTUNITY IN THE NEWSPAPER Please email Angela.Houston@stlouisanmerican.com		REQUEST FOR PROPOSALS Altman-Charter Co., requests subcontractor-supplier proposals for the Renovation of Siskinwood Townhomes in St. Louis, MO. This is the renovation of 160 units and some miscellaneous exterior site work. Proposals are due at the office of Altman-Charter Co., 315 Convent Dr., St. Louis, MO 63111 on or before Tuesday, February 14, 2023 at 3:00 PM (C.T.). Qualified Minority, Section 3, and Women owned businesses are encouraged to submit proposals. These can be viewed at PW Dodge, Contract Contact, JESSA MORGAN, Cress 330dies@pwworld.com and the Altman-Charter plan room in St. Louis. Bidders should contact Mr. James Cline with any questions or to submit a proposal at jcline@altman-charter.com . Our telephone # is (314) 307-2070, and our fax # is (314) 307-4071.		INVITATION TO BID FERGUSON FLOIRISSANT SCHOOL DISTRICT WIDE GREASE TRAP CLEANING SERVICE Sealed bids for District wide grease trap cleaning are being requested from the Ferguson Florissant School District and will be received and publicly opened on Friday, February 10th, 2023 at 1:30pm CST at the Operations and Maintenance dept. located at 8855 Olsen Rd. (303A2) Hanwood, MO 63042. Bid specs must be obtained at www.ferguson-florissant.org . For further information, contact Matt Fierman at matt.fierman@ferguson-florissant.org .	
INVITATION TO BID PATTONVILLE SCHOOL DISTRICT PARKWOOD AND HOLMAN SCHOOLS Sealed bids will be received by the Construction Manager, S. M. Wilson & Co. at S. M. Wilson's Main Office, 2185 Hampton Ave. St. Louis, MO 63129, until 3:00 p.m. local time on February 16, 2023 for the Projects and Bid Packages described herein for the Pattonville School District. Bids MUST be sealed and hand delivered to the above address no later than the date and time noted. Pattonville Virtual Pre-Bid Information below: Tuesday, February 7 - 3:00 - 4:00pm Google Meet joining info Video call link: https://meet.google.com/ryw-ryw-ga Or dial: (US) +1 428-313-0178; PIN: 0399 665 9971# More phone numbers: https://bit.ly/pattonville-ryw-ryw-ga or https://www.smls.org/ryw-ryw-ga Pattonville School District Bid Package 1 - Parkwood Elementary Addition & Renovation and Holman Middle School Addition & Renovation Bidders are not allowed to visit the site unless prior arrangements are made with the Construction Manager. The bid documents will be available for viewing after January 27, 2023 at BuildingConnected.com. (https://www.buildingconnected.com/public/59139256e-945d600428243) You can view the project by logging into the BuildingConnected site by setting up a free account on their Website. The Construction Manager for this project is S. M. Wilson & Co. and the main contact is Mr. Coland Swiney, Project Manager, 314-633-5792, coland.swiney@smls.com . This is a prevailing wage project. S. M. Wilson & Co. is an Equal Opportunity Employer. Pattonville School District is an Equal Opportunity Employer.		SAILED BIDS Bids for Orndorff Mitigation at Ha Tonia State Park, Project No. X21164-01, will be received by FMDC, State of MO, UNTIL 1:30 PM, 1/19/2023 via MissouriHUYs. Bidders must be registered to bid. Project information available at http://www.mo.gov .			
ST. LOUIS COUNTY HUMAN SERVICES NOTICE OF VIRTUAL PUBLIC HEARINGS ST. LOUIS COUNTY AGENDA: St. Louis County is the "Lead Agency" for the St. Louis County HOME Consortium. The St. Louis County HOME Consortium is a group of various units of local government that have joined together for the purpose of receiving federal housing assistance through the HOME program and administering a HOME program as a single grantee. The members of the St. Louis County HOME Consortium include St. Louis County, the City of Forest, Jefferson County, St. Charles County, and the City of O'Fallon. ACTION: Notice is hereby given that the HOME American Rescue Plan (HARP) Allocation Plan has been drafted by the St. Louis County HOME Consortium. The draft may require several updates prior to submission to the U.S. Department of Housing and Urban Development (HUD). SUMMARY: The HOME-HARP Allocation Plan summarizes the proposed actions of the St. Louis County HOME Consortium. The document includes the potential projects to be funded by HUD. This document provides information on how funding received through the HOME-HARP program will be spent in St. Louis County and in the jurisdictions of the members of the St. Louis County HOME Consortium. AVAILABILITY OF REVIEW MATERIALS: A copy of the draft St. Louis County HOME-HARP Allocation Plan will be available for public review and comment on January 26, 2023 - February 13, 2023 at the locations specified in this notice during normal business hours, Monday thru Friday. St. Louis County Government Buildings • Administration Building, 412 Central Avenue, Clayton, MO 63105 • Northwest Crossing, 715 Northwest Plaza Drive, St. Ann, MO 63074 • Department of Public Health, 6221 North Wesley Road, Berkeley, MO 63014 • South County, 4540 (Inter) Forty Road, St. Louis, MO 63129 City of Forest • Government Building, 1055 Rue St. Francois, Florissant, MO 63021 Jefferson County • Jefferson County Economic Development Corporation, 5217 Highway 8, Wildwood, MO 63090 St. Charles County • Administrative Building, 301 N. Second St., St. Charles, MO 63073 City of O'Fallon • City Hall, 308 N. Main Street, O'Fallon, MO 63368 St. Louis County Library System • St. Louis County Library Community Resource Website All documents are also available upon request by contacting Senja Venable at senja.venable@stlouiscounty.gov or on the St. Louis County website at http://www.stlouiscounty.gov . PUBLIC HEARING: A virtual public hearing will be held on February 8, 2023 from 5:00-6:00 pm for the draft HOME-HARP Allocation Plan. Please join the meeting from your computer, tablet, or smartphone from the meeting link: https://www.stlouiscounty.gov/portal/59139256e-945d600428243 . You may also dial in using your phone at 855-576-8822, ID: 284957886. Persons with disabilities or who otherwise need assistance should contact Senja Venable at senja.venable@stlouiscounty.gov at least 48 hours in advance of the hearing. COMMENT PERIOD: Comments concerning the draft HOME-HARP Allocation Plan should be made during the public comment period, the comment period is January 26, 2023 - February 13, 2023. Written comments will be accepted until 5:00 pm on February 13, 2023 and may be submitted via email to senja.venable@stlouiscounty.gov or mailed to Amy Ellis, Director, St. Louis County Office of Community Development, 520 Northwest Plaza Drive, Suite 661, St. Ann, MO 63074. EQUAL OPPORTUNITY EMPLOYER					

ST LOUIS AMERICAN
2315 PINE STREET
ST LOUIS, MO 63103
(314) 533-8000

AFFIDAVIT

BILL TO:
ST. LOUIS COUNTY HUMAN SERVICES
500 NORTHWEST PLAZA SUITE 801
SAINT ANN, MO 63074

CLASSIFIED - BIDS / LEGAL NOT

Notice of Virtual Public Hearing - Home Investment Partnerships Program (HOME)
C6

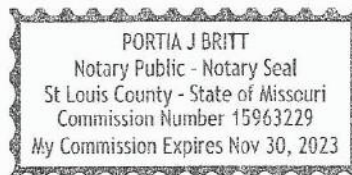
ANGELITA HOUSTON

CLASSIFIED MANAGER


Who certifies that the above referenced advertisement ran 1/26/2023 in the size charged for, and in the entire press run of the St. Louis American Newspaper. Please find the invoice and tearsheet(s) regarding said ad enclosed.

Enclosure(s)

STATE OF MISSOURI)
)ss
COUNTY OF ST. LOUIS)



Subscribed and sworn before me this day 1/26/2023

_____
Notary Public

Description of efforts to broaden public participation

The Department of Human Services, Office of Community Development collaborated with St. Louis County Libraries to increase resident opportunities to provide input. Public Input meetings were held in North, West, Central and South areas of St. Louis County. Flyers were posted in libraries in public areas throughout the County and added to the St. Louis County Library webpage. The flyer with event dates and times is included below.

COMMUNITY INPUT MEETINGS



You're invited to attend a community input meeting about proposed activities for St. Louis County's 2023 HOME Investment Program.

The American Rescue Plan (ARP) appropriated \$5 billion to provide housing, services, and shelter to individuals experiencing homelessness and other vulnerable populations. These funds were allocated by formula to jurisdictions that qualified for funding through the HOME Investment Partnerships Program (HOME Program) from the U.S. Department of Housing and Urban Development (HUD). This special round of funding is called the "HOME-ARP" program.

Eligible activities that may be funded with HOME-ARP include:

- Development and support of affordable housing;
- Tenant-based rental assistance (TBRA);
- Provision of supportive service (such as housing counseling, homelessness prevention, child care, job training, legal services, case management, moving costs, rental applications, and rent assistance); and
- Acquisition and development of non-congregate shelter units

YOUR COMMUNITY *needs* **YOUR VOICE**

Thursday, October 13, 2022 at 6 pm
Parkview Branch
8400 Delport Drive
Saint Louis, MO 63114

Tuesday, October 18, 2022 at 11 am
Rock Road Branch
10267 St. Charles Rock Road
Saint Ann, MO 63074

Wednesday, October 26, 2022 at 6 pm
Weber Road Branch
4444 Weber Rd
Saint Louis, MO 63123

Friday, October 28, 2022 at 10 am Cliff
Cave Branch
5430 Telegraph Rd
Oakville, MO 63129

Tuesday, November 1, 2022 at 11 am
Meramec Valley Branch
1501 San Simeon Way
Fenton, MO 63026

Thursday, November 3, 2022 at 6 pm
Sachs Branch
16400 Burkhardt Pl
Chesterfield, MO 63017

Thursday, November 10, 2022 at 6 pm
Bridgeton Trails Branch
3455 McKelvey Rd
Bridgeton, MO 63044

If you require accommodations due to disability, please contact us via one of the methods below at least 48 hours in advance of the hearing.

All comments are due by 4 pm on November 11, 2022

Can't be there?

Share your comments with us via

Mail:

Office of Community Development

Attention: Amy Ellis, Director

500 Northwest Plaza Drive, Suite 801

St. Ann, MO 63074

Email:

AEllis@stlouiscountymo.gov

KRobinson-taylor@stlouiscountymo.gov



or use this
QR CODE:



St. Louis
COUNTY
HUMAN SERVICES

Office of Community Development

Summarize the comments and recommendations received through the public participation process either in writing, or orally at a public hearing

Community Input Meetings

The input received from residents during Community Input Meetings was in line with survey responses. A summary of input is as follows:

- Added services for low and moderate residents and seniors.
- Services and programs that prevent loss of affordable units and blight.
- Assistance for homeless and support services that aid in household stability.
- Additional affordable housing units.

Public Comments and Public Hearing

An attendee of the Public Hearing posed a question regarding how HOME-ARP funds will be distributed and how residents would get access to projects. St. Louis County staff responded by stating a Notice of Funding Availability (NOFA) will be released requesting projects in line with the determined activities or HOME-ARP funds. Additionally, interested individuals will be referred to projects to apply for housing and/or services.

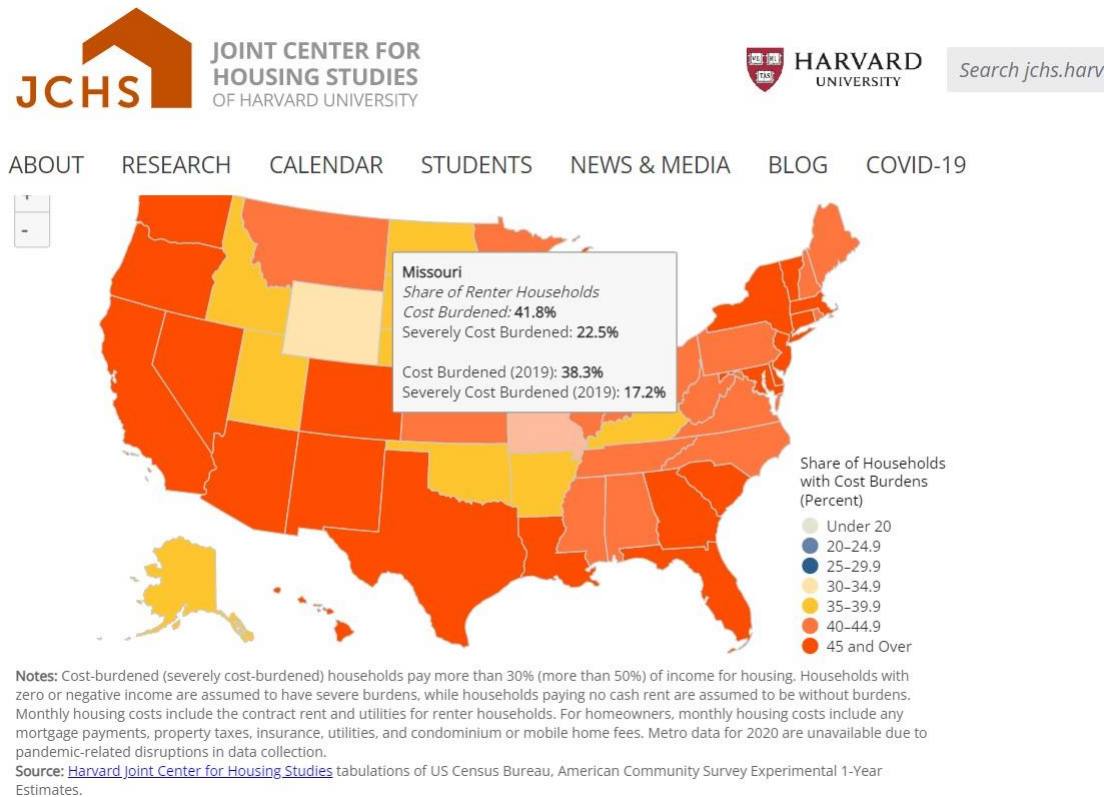
Summarize any comments or recommendations not accepted and state the reasons why

This plan includes an increase of affordable units and support services. The lack of support services was mentioned as a barrier to stability in multiple consultations. Additionally, the plan has the priority of affordable unit development. All of the above mentioned comments from the public were accepted and align with the findings and recommendations of the plan.

Needs Assessment and Gaps Analysis

This section includes an evaluation of the size and demographic composition of all four qualifying populations with narrative within its boundaries and assessment of the unmet needs of each of those populations. All reports do not break down data to the city level; therefore, the City of Florissant is included within the St. Louis County data unless otherwise indicated.

The chart below reflects the impact of increasing rental costs across the country. Specifically, 41.8% of Missouri renters are cost burdened, including 22.5% who are severely cost burdened.



Aging Housing Stock

Based on the U.S. Census Housing Characteristics for St. Louis, MO-IL Metro Area, more than 80% of the housing stock is over 40 years old, built in 1980 or before.

YEAR STRUCTURE BUILT	Number of Homes
Total housing units	1,266,113
Built 2020 or later	8,616
Built 2010 to 2019	89,890
Built 2000 to 2009	150,122
Built 1990 to 1999	136,014
Built 1980 to 1989	140,032
Built 1970 to 1979	158,421
Built 1960 to 1969	154,712
Built 1950 to 1959	152,912
Built 1940 to 1949	70,922
Built 1939 or earlier	204,472

St. Louis County Current Funded Activity

Service	Beds/Units/Clients
ES (beds)	356
HP (Ind)	50
RRH (Ind)	52
PSH (Beds)	261
TH (Beds)	26
CE	0
SO (Ind)	50
	795

Jefferson County Current Homeless Services and Housing Inventory Chart

Statewide and County Data



HUD 2022 Continuum of Care Homeless Assistance Programs Homeless Populations and Subpopulations

Important Notes About This Data: This report is based on point-in-time information provided to HUD by Continuums of Care (CoCs) as part of their CoC Program application process, per the Notice of Funding Availability (NOFA) for the Fiscal Year 2022 Continuum of Care Program Competition. CoCs are required to provide an unduplicated count of homeless persons according to HUD standards (explained in HUD's annual HIC and PIT count notice and HUD's Point-in-Time Count Methodology Guide <https://www.hudexchange.info/hdx/guides/pit-hic/>). HUD has conducted a limited data quality review but has not independently verified all of the information submitted by each CoC. The reader is therefore cautioned that since compliance with these standards may vary, the reliability and consistency of the homeless counts may also vary among CoCs. Additionally, a shift in the methodology a CoC uses to count the homeless may cause a change in homeless counts between reporting periods.

State Name: Missouri

Summary by household type reported:

	Sheltered		Unsheltered	Total
	Emergency Shelter	Transitional Housing*		
Households without children ¹	1,927	742	1,562	4,231
Households with at least one adult and one child ²	335	186	16	537
Households with only children ³	37	32	3	72
Total Homeless Households	2,299	960	1,581	4,840

Summary of persons in each household type:

Persons in households without children¹	2,012	750	1,654	4,416
Persons Age 18 to 24	155	197	74	426
Persons Over Age 24	1,857	553	1,580	3,990
Persons in households with at least one adult and one child²	1,115	520	62	1,697
Children Under Age 18	709	313	36	1,058
Persons Age 18 to 24	62	70	3	135
Persons Over Age 24	344	137	23	504
Persons in households with only children³	39	36	5	80
Total Homeless Persons	3,166	1,306	1,721	6,193

Demographic summary by ethnicity:

	Sheltered		Unsheltered	Total
	Emergency Shelter	Transitional Housing*		
Hispanic / Latino	201	80	97	378
Non-Hispanic / Non- Latino	2,965	1,226	1,624	5,815
Total	3,166	1,306	1,721	6,193

Demographic summary by gender:

Female	1,494	558	514	2,566
Male	1,646	725	1,183	3,554
Transgender	17	12	8	37
Gender Non-Conforming (i.e. not exclusively male or female)	8	9	11	28
Questioning	1	2	5	8
Total	3,166	1,306	1,721	6,193

* Safe Haven programs are included in the Transitional Housing category.

¹This category includes single adults, adult couples with no children, and groups of adults.

²This category includes households with one adult and at least one child under age 18.

³This category includes persons under age 18, including children in one-child households, adolescent parents and their children, adolescent siblings, or other household configurations composed only of children.

Tuesday, December 6, 2022



HUD 2022 Continuum of Care Homeless Assistance Programs Homeless Populations and Subpopulations

Important Notes About This Data: This report is based on point-in-time information provided to HUD by Continuums of Care (CoCs) as part of their CoC Program application process, per the Notice of Funding Availability (NOFA) for the Fiscal Year 2022 Continuum of Care Program Competition. CoCs are required to provide an unduplicated count of homeless persons according to HUD standards (explained in HUD's annual HIC and PIT count notice and HUD's Point-in-Time Count Methodology Guide <https://www.hudexchange.info/hdx/guides/pit-hic/>). HUD has conducted a limited data quality review but has not independently verified all of the information submitted by each CoC. The reader is therefore cautioned that since compliance with these standards may vary, the reliability and consistency of the homeless counts may also vary among CoCs. Additionally, a shift in the methodology a CoC uses to count the homeless may cause a change in homeless counts between reporting periods.

Demographic summary by race:

	Sheltered		Unsheltered	Total
	Emergency Shelter	Transitional Housing*		
Black or African-American	1,165	603	431	2,199
White	1,716	603	1,176	3,525
Asian	7	7	10	24
American Indian or Alaska Native	44	11	25	80
Native Hawaiian or Other Pacific Islander	12	4	5	21
Multiple Races	192	78	74	344
Total	3,166	1,306	1,721	6,193

Summary of chronically homeless households by household type reported:

	Sheltered		Unsheltered	Total
	Emergency Shelter	Transitional Housing*		
Chronically Homeless households with at least one adult and one child ¹	35	0	0	35

Summary of chronically homeless persons in each household type:

Chronically Homeless persons in households without children ¹	580	19	595	1,194
Chronically Homeless persons in households with at least one adult and one child ²	122	0	0	122
Chronically Homeless persons in households with only children ³	0	0	0	0
Total Chronically Homeless Persons	702	19	595	1,316

Summary of all other populations reported:

Severely Mentally Ill	693	158	570	1,421
Chronic Substance Abuse	473	125	490	1,088
Veterans	185	222	92	499
HIV/AIDS	81	31	22	134
Victims of Domestic Violence	414	113	82	609
Unaccompanied Youth	177	222	77	476
Unaccompanied Youth Under 18	35	28	3	68
Unaccompanied Youth 18-24	142	194	72	408
Parenting Youth	41	62	0	103
Parenting Youth Under 18	2	4	0	6
Parenting Youth 18-24	39	58	0	97
Children of Parenting Youth	64	72	0	136

* Safe Haven programs are included in the Transitional Housing category.

¹This category includes single adults, adult couples with no children, and groups of adults.

²This category includes households with one adult and at least one child under age 18.

³This category includes persons under age 18, including children in one-child households, adolescent parents and their children, adolescent siblings, or other household configurations composed only of children.

Tuesday, December 6, 2022

The FY2022 CoC Homeless Assistance Programs Homeless Populations and Subpopulations Chart – St. Louis County



HUD 2022 Continuum of Care Homeless Assistance Programs Homeless Populations and Subpopulations

Important Notes About This Data: This report is based on point-in-time information provided to HUD by Continuums of Care (CoCs) as part of their CoC Program application process, per the Notice of Funding Availability (NOFA) for the Fiscal Year 2022 Continuum of Care Program Competition. CoCs are required to provide an unduplicated count of homeless persons according to HUD standards (explained in HUD's annual HIC and PIT count notice and HUD's Point-in-Time Count Methodology Guide <https://www.hudexchange.info/hdx/guides/pit-hic/>). HUD has conducted a limited data quality review but has not independently verified all of the information submitted by each CoC. The reader is therefore cautioned that since compliance with these standards may vary, the reliability and consistency of the homeless counts may also vary among CoCs. Additionally, a shift in the methodology a CoC uses to count the homeless may cause a change in homeless counts between reporting periods.

MO-500 St. Louis County CoC

Point-in Time Date: 1/26/2022

Summary by household type reported:

	Sheltered		Unsheltered	Total
	Emergency Shelter	Transitional Housing*		
Households without children ¹	32	121	35	188
Households with at least one adult and one child ²	22	30	1	53
Households with only children ³	10	12	0	22
Total Homeless Households	64	163	36	263

Summary of persons in each household type:

	Emergency Shelter	Transitional Housing*	Unsheltered	Total
Persons in households without children¹	33	121	38	192
Persons Age 18 to 24	6	94	0	100
Persons Over Age 24	27	27	38	92
Persons in households with at least one adult and one child²	79	68	8	155
Children Under Age 18	52	38	6	96
Persons Age 18 to 24	5	28	1	34
Persons Over Age 24	22	2	1	25
Persons in households with only children³	10	14	0	24
Total Homeless Persons	122	203	46	371

Demographic summary by ethnicity:

	Sheltered		Unsheltered	Total
	Emergency Shelter	Transitional Housing*		
Hispanic / Latino	6	7	0	13
Non-Hispanic / Non-Latino	116	196	46	358
Total	122	203	46	371

Demographic summary by gender:

	Emergency Shelter	Transitional Housing*	Unsheltered	Total
Female	71	132	9	212
Male	51	68	36	155
Transgender	0	1	0	1
Gender Non-Conforming (i.e. not exclusively male or female)	0	2	1	3
Questioning	0	0	0	0
Total	122	203	46	371

* Safe Haven programs are included in the Transitional Housing category.

¹This category includes single adults, adult couples with no children, and groups of adults.

²This category includes households with one adult and at least one child under age 18.

³This category includes persons under age 18, including children in one-child households, adolescent parents and their children, adolescent siblings, or other household configurations composed only of children.

Wednesday, December 7, 2022



HUD 2022 Continuum of Care Homeless Assistance Programs Homeless Populations and Subpopulations

Important Notes About This Data: This report is based on point-in-time information provided to HUD by Continuums of Care (CoCs) as part of their CoC Program application process, per the Notice of Funding Availability (NOFA) for the Fiscal Year 2022 Continuum of Care Program Competition. CoCs are required to provide an unduplicated count of homeless persons according to HUD standards (explained in HUD's annual HIC and PIT count notice and HUD's Point-in-Time Count Methodology Guide <https://www.hudexchange.info/hdx/guides/pit-hic/>). HUD has conducted a limited data quality review but has not independently verified all of the information submitted by each CoC. The reader is therefore cautioned that since compliance with these standards may vary, the reliability and consistency of the homeless counts may also vary among CoCs. Additionally, a shift in the methodology a CoC uses to count the homeless may cause a change in homeless counts between reporting periods.

Demographic summary by race:

	Sheltered		Unsheltered	Total
	Emergency Shelter	Transitional Housing*		
Black or African-American	98	167	14	279
White	14	21	31	66
Asian	0	0	1	1
American Indian or Alaska Native	1	0	0	1
Native Hawaiian or Other Pacific Islander	1	1	0	2
Multiple Races	8	14	0	22
Total	122	203	46	371

Summary of chronically homeless households by household type reported:

	Sheltered		Unsheltered	Total
	Emergency Shelter	Transitional Housing*		
Chronically Homeless households with at least one adult and one child ¹	2	0	0	2

Summary of chronically homeless persons in each household type:

	Emergency Shelter	Transitional Housing*	Unsheltered	Total
Chronically Homeless persons in households without children ¹	10	0	18	28
Chronically Homeless persons in households with at least one adult and one child ²	12	0	0	12
Chronically Homeless persons in households with only children ³	0	0	0	0
Total Chronically Homeless Persons	22	0	18	40

Summary of all other populations reported:

	Emergency Shelter	Transitional Housing*	Unsheltered	Total
Severely Mentally Ill	11	17	16	44
Chronic Substance Abuse	4	11	24	39
Veterans	4	9	2	15
HIV/AIDS	0	0	0	0
Victims of Domestic Violence	10	21	4	35
Unaccompanied Youth	16	104	0	120
Unaccompanied Youth Under 18	10	10	0	20
Unaccompanied Youth 18-24	6	94	0	100
Parenting Youth	3	30	0	33
Parenting Youth Under 18	0	2	0	2
Parenting Youth 18-24	3	28	0	31
Children of Parenting Youth	3	35	0	38

* Safe Haven programs are included in the Transitional Housing category.

¹This category includes single adults, adult couples with no children, and groups of adults.

²This category includes households with one adult and at least one child under age 18.

³This category includes persons under age 18, including children in one-child households, adolescent parents and their children, adolescent siblings, or other household configurations composed only of children.

Wednesday, December 7, 2022


STL County + Jefferson County HOME ARP Data Request				
Date Delivered: 2/1/23				
Prepared by: Kaitlyn Poepsel, ICA (HMIS Provider)				
Report Period: 1/1/22 - 12/31/22				
Persons Experiencing Homelessness				
<i>De-duplicated count of persons in HMIS Emergency Shelter, Safe Haven, or Transitional Housing projects</i>				
	Fleeing DV	Veteran	Total	
Jefferson County	0	0	0	
STL County	65	98	1225	
Persons At-Risk of Homelessness				
<i>Clients in HMIS Homeless Prevention Projects</i>				
	Fleeing DV	Veteran	Total	
Jefferson County	0	0	0	
STL County	11	57	1056	
<i>Clients completing a Balance of State Prevention/Diversion Assessment in Jefferson County</i>				
	Fleeing DV	Veteran	Total	
Jefferson County	-	1	31	
<i>*DV information is not collected in this assessment.</i>				
<i>Clients with calls to United Way 211 for Prevention Diversion in STL County</i>				
	Fleeing DV	Veteran HH	Total	
STL County	-	8	279	
<i>*DV information is not collected in this assessment.</i>				
Persons Fleeing Domestic Violence (DV) + Veteran Households				
<i>In Emergency Shelter, Safe Haven, Transitional Housing, Rapid Rehousing, Permanent Supportive Housing, Other Permanent Housing</i>				
	Fleeing DV	Veteran		
Jefferson County	15	17		
STL County	102	226		
Persons at High Risk of Housing Instability				
<i>Exits to negative destinations from ES/SH/TH/RRH/PSH/OPH</i>				
	Fleeing DV	Veteran	Total	
Jefferson County	0	2	6	
STL County	43	54	884	

St. Louis County Housing Inventory Chart – HMIS Provider

Project Type	Bed Type	Target Pop.	Beds HH w/ Children	Units HH w/ Children	Beds HH w/o Children	Beds HH w/ only Children	Veteran Beds HH w/ Children	Youth Beds HH w/ Children	Veteran Beds HH w/o Children	Youth Beds HH w/o Children	Year-Round Beds
ES	Voucher beds	DV	0	0	0	0	0	0	0	0	0
PSH		NA	37	10	4	0	0	0	0	0	41
PSH		NA	4	3	14	0	0	0	0	0	18
PSH		NA	2	1	19	0	0	0	0	0	21
PSH		NA	54	14	18	0	0	0	0	0	72
RRH		HIV	0	0	1	0	0	0	0	0	1
PSH		NA	47	15	27	0	0	0	0	0	74
RRH		NA	19	7	3	0	0	0	0	0	22
RRH		NA	42	11	3	0	0	0	0	0	45
RRH		NA	6	2	0	0	0	0	0	0	6
RRH		NA	5	1	2	0	0	0	0	0	7
RRH		NA	3	2	0	0	0	0	0	0	3
TH		NA	0	0	4	0	0	0	4	0	4
ES	Facility-based beds	NA	0	0	1	9	0	0	0	1	10
TH		NA	17	7	10	0	0	17	0	10	27
TH		NA	8	4	13	0	0	8	0	13	21
TH		NA	1	1	3	0	0	1	0	3	4
TH		NA	0	0	4	0	0	0	0	4	4
TH		DV	10	3	16	0	0	0	0	0	26
TH		NA	0	0	0	4	0	0	0	0	4
TH		NA	0	0	7	0	0	0	0	5	7
TH		NA	0	0	4	0	0	0	0	0	4
TH		NA	11	5	21	0	0	11	0	21	32
OPH		NA	179	59	81	0	0	0	0	0	260
ES	Facility-based beds	NA	0	0	2	10	0	0	0	2	12
TH		NA	0	0	7	5	0	0	0	7	12
ES	Facility-based beds	DV	15	5	5	0	0	0	0	0	20
ES	Facility-based beds	NA	0	0	12	0	0	0	0	12	12

TH		NA	4	4	20	0	0	4	0	20	24
TH		NA	5	2	1	4	0	5	0	1	10
TH		NA	2	1	4	2	0	2	0	4	8
OPH		NA	15	5	25	0	15	0	25	0	40
ES	Facility-based beds	NA	22	6	0	0	0	0	0	0	22
ES	Voucher beds	NA	0	0	0	0	0	0	0	0	0
TH		NA	0	0	1	0	0	0	0	1	1
OPH		NA	0	0	19	0	0	0	0	0	19
TH		NA	0	0	3	0	0	0	0	3	3
ES	Other beds	NA	18	5	2	0	0	0	0	0	20
RRH		NA	0	0	1	0	0	0	1	0	1
ES	Facility-based beds	NA	48	16	2	0	0	0	0	0	50
TH		NA	0	0	2	0	0	0	0	2	2
TH		NA	0	0	7	0	0	0	7	0	7
TH		NA	0	0	13	7	0	0	0	13	20
OPH		NA	0	0	2	0	0	0	2	0	2
PSH		NA	39	11	5	0	0	0	0	0	44
ES	Facility-based beds	NA									0
PSH		NA	107	33	99	0	107	0	99	0	206
RRH		NA	5	2	6	0	0	5	0	6	11
TH		NA	0	0	4	0	0	0	4	0	4
TH		NA	3	1	0	0	0	3	0	0	3
			Sum: 728	Sum: 236	Sum: 497	Sum: 41	Sum: 122	Sum: 56	Sum: 142	Sum: 128	Sum: 1266

The FY2022 CoC Homeless Assistance Programs Homeless Populations and Subpopulations Chart – Jefferson County

HUD 2022 Continuum of Care Homeless Assistance Programs Homeless Populations and Subpopulations				
 <p><i>Important Notes About This Data: This report is based on point-in-time information provided to HUD by Continuums of Care (CoCs) as part of their CoC Program application process, per the Notice of Funding Availability (NOFA) for the Fiscal Year 2022 Continuum of Care Program Competition. CoCs are required to provide an unduplicated count of homeless persons according to HUD standards (explained in HUD's annual HIC and PIT count notice and HUD's Point-in-Time Count Methodology Guide https://www.hudexchange.info/hdx/guides/pit-hic/). HUD has conducted a limited data quality review but has not independently verified all of the information submitted by each CoC. The reader is therefore cautioned that since compliance with these standards may vary, the reliability and consistency of the homeless counts may also vary among CoCs. Additionally, a shift in the methodology a CoC uses to count the homeless may cause a change in homeless counts between reporting periods.</i></p>				
MO-606 Missouri Balance of State CoC				
Point-in Time Date: 2/23/2022				
Summary by household type reported:				
	Sheltered		Unsheltered	Total
	Emergency Shelter	Transitional Housing*		
Households without children ¹	532	54	449	1,035
Households with at least one adult and one child ²	107	28	8	143
Households with only children ³	11	2	1	14
Total Homeless Households	650	84	458	1,192
Summary of persons in each household type:				
Persons in households without children¹	549	60	486	1,095
Persons Age 18 to 24	39	16	33	88
Persons Over Age 24	510	44	453	1,007
Persons in households with at least one adult and one child²	346	83	33	462
Children Under Age 18	218	54	18	290
Persons Age 18 to 24	20	9	1	30
Persons Over Age 24	108	20	14	142
Persons in households with only children³	11	2	1	14
Total Homeless Persons	906	145	520	1,571
Demographic summary by ethnicity:				
	Sheltered		Unsheltered	Total
	Emergency Shelter	Transitional Housing*		
Hispanic / Latino	35	12	10	57
Non-Hispanic / Non-Latino	871	133	510	1,514
Total	906	145	520	1,571
Demographic summary by gender:				
Female	465	86	182	733
Male	433	57	336	826
Transgender	3	1	0	4
Gender Non-Conforming (i.e. not exclusively male or female)	5	0	1	6
Questioning	0	1	1	2
Total	906	145	520	1,571


* Safe Haven programs are included in the Transitional Housing category.

¹This category includes single adults, adult couples with no children, and groups of adults.

²This category includes households with one adult and at least one child under age 18.

³This category includes persons under age 18, including children in one-child households, adolescent parents and their children, adolescent siblings, or other household configurations composed only of children.

Wednesday, December 7, 2022

HUD 2022 Continuum of Care Homeless Assistance Programs Homeless Populations and Subpopulations				
 <p><i>Important Notes About This Data: This report is based on point-in-time information provided to HUD by Continuums of Care (CoCs) as part of their CoC Program application process, per the Notice of Funding Availability (NOFA) for the Fiscal Year 2022 Continuum of Care Program Competition. CoCs are required to provide an unduplicated count of homeless persons according to HUD standards (explained in HUD's annual HIC and PIT count notice and HUD's Point-in-Time Count Methodology Guide https://www.hudexchange.info/hdx/guides/pit-hic/). HUD has conducted a limited data quality review but has not independently verified all of the information submitted by each CoC. The reader is therefore cautioned that since compliance with these standards may vary, the reliability and consistency of the homeless counts may also vary among CoCs. Additionally, a shift in the methodology a CoC uses to count the homeless may cause a change in homeless counts between reporting periods.</i></p>				
Demographic summary by race:				
	Sheltered		Unsheltered	Total
	Emergency Shelter	Transitional Housing*		
Black or African-American	203	33	56	292
White	640	97	448	1,185
Asian	1	1	2	4
American Indian or Alaska Native	8	0	3	11
Native Hawaiian or Other Pacific Islander	1	0	0	1
Multiple Races	53	14	11	78
Total	906	145	520	1,571
Summary of chronically homeless households by household type reported:				
	Sheltered		Unsheltered	Total
	Emergency Shelter	Transitional Housing*		
Chronically Homeless households with at least one adult and one child ²	17	0	0	17
Summary of chronically homeless persons in each household type:				
Chronically Homeless persons in households without children ¹	142	8	173	323
Chronically Homeless persons in households with at least one adult and one child ²	55	0	0	55
Chronically Homeless persons in households with only children ³	0	0	0	0
Total Chronically Homeless Persons	197	8	173	378
Summary of all other populations reported:				
Severely Mentally Ill	222	22	218	462
Chronic Substance Abuse	175	21	212	408
Veterans	91	1	21	113
HIV/AIDS	3	0	2	5
Victims of Domestic Violence	178	30	14	222
Unaccompanied Youth	47	16	37	95
Unaccompanied Youth Under 18	11	2	1	14
Unaccompanied Youth 18-24	36	14	31	81
Parenting Youth	10	9	0	19
Parenting Youth Under 18	0	0	0	0
Parenting Youth 18-24	10	9	0	19
Children of Parenting Youth	17	9	0	26

* Safe Haven programs are included in the Transitional Housing category.

¹This category includes single adults, adult couples with no children, and groups of adults.

²This category includes households with one adult and at least one child under age 18.

³This category includes persons under age 18, including children in one-child households, adolescent parents and their children, adolescent siblings, or other household configurations composed only of children.

Wednesday, December 7, 2022

Jefferson County Housing Inventory Chart – HMIS Provider

Project Type	Target Pop.	Beds HH w/ Children	Units HH w/ Children	Beds HH w/o Children	Beds HH w/ only Children	Veteran Beds HH w/ Children	Veteran Beds HH w/o Children	Year-Round Beds	Total Beds
PSH	NA	26	7	20	0	0	0	46	46
ES	DV	20	4	5	0	0	0	25	25
TH	DV	11	3	1	0	0	0	12	12
ES	DV	6	1	7	0	0	0	13	13
OPH	NA	40	10	20	0	0	0	60	60
RRH	NA	0	0	3	0	0	3	3	3

Population Description, Housing and Service Needs

In the data provided by the HMIS Provider for St. Louis County, there were a total of 884 exits negative destinations from Emergency Shelter, Safe Haven, Transitional Housing, Rapid Rehousing, Permanent Supportive Housing, Other Permanent Housing. This number was less in Jefferson County but there are fewer of the qualifying programs available to capture this information.

Experiencing homelessness (as defined in 24 CFR 91.5 “Homeless” (1), (2), or (3)); and At risk of homelessness (as defined in 24 CFR 91.5 “At risk of homelessness”);

The FY2022 CoC Homeless Assistance Programs Homeless Populations and Subpopulations Chart based on the Point in Time Count above shows that statewide there are 4,810 homeless individuals within the State of Missouri and 1,316 chronically homeless individuals, which includes those in emergency shelter, transitional housing, and unsheltered or in areas not meant for human habitation. The majority of these individuals, 51.1%, are in emergency shelter spaces.

The FY2022 CoC Homeless Assistance Programs Homeless Populations and Subpopulations Report for St. Louis County shows 371 homeless individuals, 40 chronically homeless individuals within those same housing categories. 32.8% in emergency shelters at the time of the Point in Time Count. The Housing Inventory Chart from the HIS Provider shows the St. Louis County has 1266 year round beds and was able to shelter 1950 households with children, adults only, veterans, veteran with families, and youth.

The FY2022 CoC Homeless Assistance Programs Homeless Populations and Subpopulations Report for the Balance of State CoC which includes Jefferson County shows 1571 homeless at the time of the Point in Time County, 378 chronically homeless individuals which includes those in emergency shelter,

transitional housing and unsheltered or in areas not meant for human habitation. The Housing Inventory Chart from the HIS Provider shows the Jefferson County has 159 year round beds and was able to shelter 233 households with children, adults only, veterans, and veteran with families. There is sufficient information to see this population has a great need in the City of Florissant, St. Louis County and Jefferson County.

Fleeing domestic violence, dating violence, sexual assault, stalking, or human trafficking (as defined in 24 CFR 5.2003):

The 2021 Missouri Coalition Against Domestic and Sexual Violence, Domestic Violence Statistics for the St. Louis Region show there were 26,877 bed nights of emergency shelter and 31,584 bed nights of transitional housing. Additionally, there was 15,783 hours of professional therapy and 56,012 hours of supportive services. The report details that 5,479 requests for assistance remained unmet due to lack of services. Please refer to the full St. Louis region breakout on the graphic below. The Housing Inventory Chart shows 33 total with children, 21 adult only domestic violence clients were sheltered this would include those fleeing domestic violence, dating violence, sexual assault, stalking, or human trafficking.

The region Jefferson County is located in had similar results on the 2021 Missouri Coalition Against Domestic and Sexual Violence, Domestic Violence Statistics. There were 33,225 bed nights of emergency shelter and 4,063 bed nights of transitional housing. Additionally, there was 47,261 hours of supportive services. The report details that 1,401 requests for assistance remained unmet due to lack of services. Please refer to the full southeast region breakout on the graphic below. The Housing Inventory Chart shows 45 domestic violence clients with children, 13 adults were sheltered this would include those fleeing domestic violence, dating violence, sexual assault, stalking, or human trafficking.

In the data pulled for the HMIS Provider Report, the number fleeing domestic violence entering the homeless services system was 15 for Jefferson County and 102 for St. Louis County. Given the data on unmet need, exist to negative destinations and the feedback from domestic Violence Providers there is sufficient information to see this population has a great need in the City of Florissant, St. Louis County and Jefferson County.

St. Louis County

Survivors provided resources and safety plans

Research shows increasing survivors' knowledge of safety planning and community resources leads to increased safety and well-being over time. In 2021, St. Louis Region agencies collected **1,129 surveys** from survivors.



reported **gaining knowledge** of the community resources available to help them



reported having **developed strategies** for enhancing safety

Thousands of hours of services provided in the St. Louis Region

In 2021, a total of **1,492 individuals** volunteered **23,093 hours** of service; **15,783 hours** of licensed professional therapy and **1,653** support groups and skill-building classes were also provided.

A total of **56,012 hours** of advocacy and support were provided.

- 6,311 hours of crisis intervention
- 3,820 hours of legal representation
- 19,836 hours of court advocacy
- 1,288 hours of hospital advocacy
- 914 hours of transportation
- 23,843 hours of case management

Emergency, transitional housing

Despite COVID-19 complications, **26,877 bednights** of emergency shelter and **31,584 bednights** of transitional housing were provided to adults and children in the St. Louis Region.

Transitional housing is longer-term, independent housing for victims and their children as they await permanent housing.



Resources limited amid high call volume

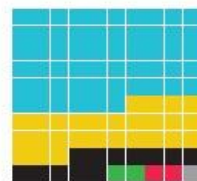
Throughout the St. Louis Region, **8,260** individuals received domestic violence services and **5,479 requests were unmet** as agencies lacked resources. In 2021, St. Louis Region advocates answered **14,721** hotline calls.

Thousands of community members educated

In the St. Louis Region, **10,534** adults and youth attended **659** educational presentations and DV prevention sessions.

Demographics of domestic violence survivors in the St. Louis Region

Throughout 2021, the St. Louis Region served domestic violence survivors of multiple ethnicities.



- Black/African American: 56%
- White/Caucasian: 27%
- Unknown: 12%
- Latino/Hispanic: 2%
- Multiracial: 2%
- Asian, American Indian/Alaska Native, Native Hawaiian or Other Pacific Islander, Other: 1%

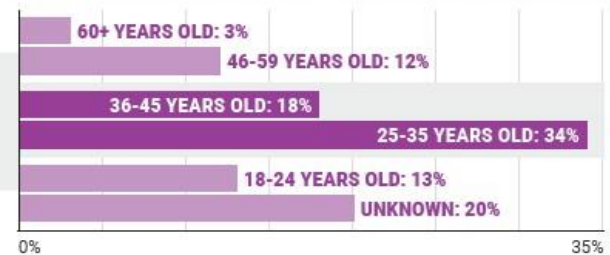
Throughout 2021, the St. Louis Region served domestic violence survivors of all gender identities.

Women: 6,345
Children: 1,031
Men: 504
Unspecified: 380

76% of children served were ages 12 and younger.



52% of adults served were ages 25 to 45.



Jefferson County

Survivors provided resources and safety plans

Research shows increasing survivors' knowledge of safety planning and community resources leads to increased safety and well-being over time. In 2021, Southeast Region agencies collected **669 surveys** from survivors.



reported **gaining knowledge** of the community resources available to help them



reported having **developed strategies** for enhancing safety

Thousands of hours of services provided in the Southeast Region

In 2021, a total of **418 individuals** volunteered **7,810 hours** of service; **2,917 hours** of licensed professional therapy and **914** support groups and skill-building classes were also provided.

A total of **47,261 hours** of advocacy and support were provided.

- 2,912 hours** of crisis intervention
- 29 hours** of legal representation
- 2,843 hours** of court advocacy
- 30 hours** of hospital advocacy
- 2,009 hours** of transportation
- 39,438 hours** of case management

Emergency, transitional housing

Despite COVID-19 complications, **33,225 bednights** of emergency shelter and **4,063 bednights** of transitional housing were provided to adults and children in the Southeast Region.

Transitional housing is longer-term, independent housing for victims and their children as they await permanent housing.



Resources limited amid high call volume

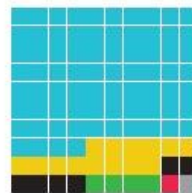
Throughout the Southeast Region, **2,937** individuals received domestic violence services and **1,401 requests were unmet** as agencies lacked resources. In 2021, Southeast Region advocates answered **3,745** hotline calls.

Thousands of community members educated

In the Southeast Region, **1,166** adults and youth attended **110** educational presentations and DV prevention sessions.

Demographics of domestic violence survivors in the Southeast Region

Throughout 2021, the Southeast Region served domestic violence survivors of multiple ethnicities.



- White/Caucasian: 74%
- Black/African American: 14%
- Unknown: 6%
- Multiracial: 4%
- Latino/Hispanic: 1%
- Asian, Native Hawaiian or Other Pacific Islander, American Indian/Alaska Native, Other: 1%

Throughout 2021, the Southeast Region served domestic violence survivors of all gender identities.

Women: 2,241
Children: 570
Men: 75
Unspecified: 51

81% of children served were ages 12 and younger.




62% of adults served were ages 25 to 45.




Other populations with high risk of housing instability (including highly cost-burdened low-income households, households who have moved two or more times in the last 60 days, and households living in a hotel/motel)

St. Louis County



CPD Maps

Consolidated Plan and Continuum of Care Planning Tool



Target Report Area Name:

Reference Report Area Name:

For St. Louis County

For St. Louis County

Housing Needs

Occupancy

	Target		Reference	
	Number	Percentage	Number	Percentage
Households with 1 or more occupants per room:	4,138	1.03%	4,138	1.03%
Owner Households with 1.00 or less occupants per room	278,067	99.39%	278,067	99.39%
Owner Households with 1.01 to 1.50 occupants per room	1,416	0.51%	1,416	0.51%
Owner Households with 1.51 or more occupants per room	284	0.10%	284	0.10%
Renter Households with 1.00 or less occupants per room	120,102	98.01%	120,102	98.01%
Renter Households with 1.01 to 1.50 occupants per room	1,816	1.48%	1,816	1.48%
Renter Households with 1.51 or more occupants per room	622	0.51%	622	0.51%

2011-15 ACS

Costs

	Target		Reference	
	Number	Percentage	Number	Percentage
Paying > 30%	112,627	28.00%	112,627	28.00%
Earning Less than \$34,999 paying > 30%	75,023	18.65%	75,023	18.65%
Earning More Than \$35,000 paying > 30%	37,604	9.35%	37,604	9.35%
Owner Occupied Earning Less than \$35,000 paying > 30%	31,252	11.17%	31,252	11.17%
Owner Occupied Earning More than \$35,000 paying > 30%	27,180	9.72%	27,180	9.72%
Renter Occupied Earning Less than \$35,000 paying > 30%	43,771	35.72%	43,771	35.72%
Renter Occupied Earning More than \$35,000 paying > 30%	10,424	8.51%	10,424	8.51%

Housing Needs

Housing Problems

	0-30% AMI	30-50% AMI	50-80% AMI	80-100% AMI	All Households
Households with one of the listed needs (renter)					
Substandard Housing - Lacking complete plumbing or kitchen facilities	575	455	400	390	2,185
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	195	75	170	70	585
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	385	370	405	315	1,815
Housing cost burden greater than 50% of income (and none of the above problems)	16,885	5,835	950	170	24,140
Housing cost burden greater than 30% of income (and none of the above problems)	2,640	11,985	8,680	955	25,040
Zero/negative Income (and none of the above problems)	2,565	-	-	-	2,565

2011-15 C11AS

Households with one of the listed needs (renter) (Reference)

	0-30% AMI	30-50% AMI	50-80% AMI	80-100% AMI	All Households
Substandard Housing - Lacking complete plumbing or kitchen facilities	575	455	400	390	2,185
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	195	75	170	70	585
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	385	370	405	315	1,815
Housing cost burden greater than 50% of income (and none of the above problems)	16,885	5,835	950	170	24,140
Housing cost burden greater than 30% of income (and none of the above problems)	2,640	11,985	8,680	955	25,040
Zero/negative Income (and none of the above problems)	2,565	-	-	-	2,565

The St. Louis County Consolidated Plan and Continuum of Care Planning Tool show cost burden and units lacking complete facilities as barriers to housing stability. The chart displays the number of households affected by the area median income (AMI). Households making less than 30% of the AMI

(aka, extremely low income) are spending 50% or more of their income on housing costs. This is followed by households making 30% to 50% AMI (aka, low income) with the largest amount of overcrowding, over occupancy occurrences and paying more than 30% of household income for housing costs. These numbers show the lack of affordable housing units in St. Louis County.

Jefferson County



CPD Maps Consolidated Plan and Continuum of Care Planning Tool



Target Report Area Name: For Jefferson County
Reference Report Area Name: For Jefferson County

Housing Needs

	Target		Reference	
	Number	Percentage	Number	Percentage
Households with 1 or more occupants per room:	1,367	1.63%	4,138	1.03%
Owner Households with 1.00 or less occupants per room	66,054	98.74%	278,067	99.39%
Owner Households with 1.01 to 1.50 occupants per room	765	1.14%	1,416	0.51%
Owner Households with 1.51 or more occupants per room	81	0.12%	284	0.10%
Renter Households with 1.00 or less occupants per room	16,323	96.91%	120,102	98.01%
Renter Households with 1.01 to 1.50 occupants per room	470	2.79%	1,816	1.48%
Renter Households with 1.51 or more occupants per room	51	0.30%	622	0.51%

2011-15 ACS

	Target		Reference	
	Number	Percentage	Number	Percentage
Paying > 30%	20,160	24.07%	112,627	28.00%
Earning Less than \$34,999 paying > 30%	13,451	16.06%	75,023	18.65%
Earning More Than \$35,000 paying > 30%	6,709	8.01%	37,604	9.35%
Owner Occupied Earning Less than \$35,000 paying > 30%	7,347	10.98%	31,252	11.17%
Owner Occupied Earning More than \$35,000 paying > 30%	5,981	8.94%	27,180	9.72%
Renter Occupied Earning Less than \$35,000 paying > 30%	6,104	36.24%	43,771	35.72%
Renter Occupied Earning More than \$35,000 paying > 30%	728	4.32%	10,424	8.51%

Housing Problems

Households with one of the listed needs (renter)	0-30% AMI	30-50% AMI	50-80% AMI	80-100% AMI	All Households
Substandard Housing - Lacking complete plumbing or kitchen facilities	95	160	160	-	415
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	-	25	20	4	50
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	95	95	115	100	470
Housing cost burden greater than 50% of income (and none of the above problems)	2,700	315	55	-	3,070
Housing cost burden greater than 30% of income (and none of the above problems)	585	1,575	590	130	2,880
Zero/negative Income (and none of the above problems)	190	-	-	-	190

2011-15 CHAS

Households with one of the listed needs (renter) (Reference)	0-30% AMI	30-50% AMI	50-80% AMI	80-100% AMI	All Households
Substandard Housing - Lacking complete plumbing or kitchen facilities	575	455	400	390	2,185
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	195	75	170	70	585
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	385	370	405	315	1,815
Housing cost burden greater than 50% of income (and none of the above problems)	16,885	5,835	950	170	24,140
Housing cost burden greater than 30% of income (and none of the above problems)	2,640	11,985	8,680	955	25,040
Zero/negative Income (and none of the above problems)	2,565	-	-	-	2,565

The Jefferson County Consolidated Plan and Continuum of Care Planning Tool shows cost burden and units lacking complete facilities as the barriers to housing stability. The chart displays the number of households affected by the area median income (AMI). Households making less than 30% of the AMI

(aka, extremely low income) are spending 50% or more of their income on housing costs. This is followed by households making 30% to 50% AMI (aka, low income) with the largest amount of overcrowding, over occupancy occurrences and paying more than 30% of household income for housing costs. These numbers show the lack of affordable housing units in Jefferson County.

There is sufficient information to see this population has a great need in the City of Florissant, St. Louis County and Jefferson County.

Veterans and families that include a veteran family member that meets one of the preceding criteria

According to the five-year estimates from the U.S. Census Bureau's Veteran Status report, approximately 43,000 St. Louis County residents are veterans, accounting for 5.8% of the County's total population. Additionally, the report indicates that 6.9% of veterans live at or below the poverty level and 6.2% are unemployed. According to the HMIS Provider generated report, there were 54 veterans listed on the Persons at High Risk of Housing Stability in St. Louis County.

The Jefferson County Census Bureau Profile indicates that 7.7% of the population are veterans. Data on this group indicates that 4.6% of veterans in Jefferson County fall at or below the poverty level and 3.7% are unemployed. The portion of veteran population at or below the poverty level and/or unemployed are likely included in the homeless, at risk and rent burdened numbers for the region.

There is sufficient information to see this population has a great need in the City of Florissant, St. Louis County and Jefferson County.

HUD 2022 Continuum of Care Homeless Assistance Programs Housing Inventory Count Report

Statewide and County Data



HUD 2022 Continuum of Care Homeless Assistance Programs Housing Inventory Count Report

Important Notes About This Data: This report is based on information provided to HUD by Continuums of Care in the 2022 Continuum of Care application and has not been independently verified by HUD. CoCs were instructed to collect data for a point-in-time during the last week of January 2022. The data presented in this report are limited to beds available for occupancy on the night of the count (beds under development are excluded). For inquiries about data reported by a specific Continuum of Care, please contact that jurisdiction directly. CoC contact information can be found on the HUD Exchange web site (<https://www.hudexchange.info/grantees/>). In some cases, a community may have listed a program in the Housing Inventory Count but did not provide sufficient information/detail for HUD to understand the number of beds/units available and the target population served. Those programs have been removed for the purposes of this report.

State: Missouri

Summary of all available beds reported, aggregated to the state level:

	Family Units ¹	Family Beds ¹	Adult-Only Beds	Child-Only Beds	Total Yr-Round Beds	Seasonal	Overflow / Voucher	Subset of Total Bed Inventory		
								Chronic Beds ²	Veteran Beds ³	Youth Beds ³
Emergency, Safe Haven and Transitional Housing	927	2,870	3,074	137	6,081	291	730	n/a	565	497
Emergency Shelter	554	1,837	1,998	87	3,922	291	730	n/a	122	142
Safe Haven	0	0	51	0	51	n/a	n/a	n/a	25	0
Transitional Housing	373	1,033	1,025	50	2,108	n/a	n/a	n/a	418	355
Permanent Housing	1,458	4,216	4,435	0	8,651	n/a	n/a	n/a	1,869	82
Permanent Supportive Housing*	807	2,403	3,294	0	5,697	n/a	n/a	4,692	1,643	15
Rapid Re-Housing	445	1,159	459	0	1,618	n/a	n/a	n/a	159	65
Other Permanent Housing**	206	654	682	0	1,336	n/a	n/a	n/a	67	2
Grand Total	2,385	7,086	7,509	137	14,732	291	730	4,692	2,434	579

Summary of all available beds reported by Continuum of Care:

CoC Number: MO-500

CoC Name: St. Louis County CoC

	Family Units ¹	Family Beds ¹	Adult-Only Beds	Child-Only Beds	Total Yr-Round Beds	Seasonal	Overflow / Voucher	Subset of Total Bed Inventory		
								Chronic Beds ²	Veteran Beds ³	Youth Beds ³
Emergency, Safe Haven and Transitional Housing	60	164	168	41	373	25	20	n/a	15	214
Emergency Shelter	32	103	24	19	146	25	20	n/a	0	34
Transitional Housing	28	61	144	22	227	n/a	n/a	n/a	15	180
Permanent Housing	176	564	329	0	893	n/a	n/a	n/a	249	11
Permanent Supportive Housing*	87	290	186	0	476	n/a	n/a	476	206	0
Rapid Re-Housing	25	80	16	0	96	n/a	n/a	n/a	1	11
Other Permanent Housing**	64	194	127	0	321	n/a	n/a	n/a	42	0
Grand Total	236	728	497	41	1,266	25	20	476	264	225

*HUD's point-in-time count does not include persons or beds in Permanent Supportive Housing as currently homeless.

**Other Permanent Housing (OPH) - consists of PH - Housing with Services (no disability required for entry) and PH - Housing Only, as identified in the 2022 HMIS Data Standards.

¹Family Units and Family Beds categories include units and beds for households with one adult and at least one child under age 18.

²Chronic Beds include beds in Permanent Supportive Housing dedicated to serve chronically homeless persons.

³Veteran Beds and Youth Beds, respectively, include beds dedicated to serve homeless veterans and their families, and include beds dedicated to housing homeless youth age 24 and younger.

Monday, December 19, 2022



HUD 2022 Continuum of Care Homeless Assistance Programs Housing Inventory Count Report

Important Notes About This Data: This report is based on information provided to HUD by Continuums of Care in the 2022 Continuum of Care application and has not been independently verified by HUD. CoCs were instructed to collect data for a point-in-time during the last week of January 2022. The data presented in this report are limited to beds available for occupancy on the night of the count (beds under development are excluded). For inquiries about data reported by a specific Continuum of Care, please contact that jurisdiction directly. CoC contact information can be found on the HUD Exchange web site (<https://www.hudexchange.info/grantees/>). In some cases, a community may have listed a program in the Housing Inventory Count but did not provide sufficient information/detail for HUD to understand the number of beds/units available and the target population served. Those programs have been removed for the purposes of this report.

CoC Number: MO-606

CoC Name: Missouri Balance of State CoC

	Family Units ¹	Family Beds ¹	Adult-Only Beds	Child-Only Beds	Total Yr-Round Beds	Seasonal	Overflow / Voucher	Subset of Total Bed Inventory		
								Chronic Beds ²	Veteran Beds ³	Youth Beds ³
Emergency, Safe Haven and Transitional Housing	272	932	685	46	1,663	136	56	n/a	101	79
Emergency Shelter	208	705	597	39	1,341	136	56	n/a	101	45
Safe Haven	0	0	8	0	8	n/a	n/a	n/a	0	0
Transitional Housing	64	227	80	7	314	n/a	n/a	n/a	0	34
Permanent Housing	254	764	824	0	1,588	n/a	n/a	n/a	426	0
Permanent Supportive Housing*	138	420	599	0	1,019	n/a	n/a	822	366	0
Rapid Re-Housing	66	181	135	0	316	n/a	n/a	n/a	60	0
Other Permanent Housing**	50	163	90	0	253	n/a	n/a	n/a	0	0
Grand Total	526	1,696	1,509	46	3,251	136	56	822	527	79

St. Louis County Data

Experiencing homelessness, At risk of homelessness and other populations with high risk of housing instability

There are currently 98 Adults and 48 families on the St. Louis County Coordinated Entry waitlist.

Fleeing domestic violence, dating violence, sexual assault, stalking, or human trafficking (as defined in 24 CFR 5.2003);

There are currently 24 clients on the Domestic Violence Coordinate Entry waitlist.

Veterans and families that include a veteran family member that meets one of the preceding criteria

There are currently 4 veterans on the St. Louis County Coordinated Entry waitlist.

Jefferson County Data

Experiencing homelessness, At risk of homelessness and Other populations with high risk of housing instability

There are currently 55 families and 45 adults survivors unsheltered.

Fleeing domestic violence, dating violence, sexual assault, stalking, or human trafficking (as defined in 24 CFR 5.2003);

There are currently 3 clients on the Domestic Violence Coordinate Entry waitlist.

Veterans and families that include a veteran family member that meets one of the preceding criteria

There are currently 15 unsheltered veterans.

St. Louis County Homeless													
	Current Inventory					Homeless Population				Gap Analysis			
	Family		Adults Only		Vets	Family HH (1+ child)	Adult HH (W/O child)	Vets	Victims of DV	Family		Adults Only	
	# of Beds	# of Units	# of Beds	# of Units	# of Beds					# of Beds	# of Units	# of Beds	# of Units
Emergency Shelter	103	32	24	N/A	0								
Transitional Housing	61	32	144	N/A	15								
Permanent Supportive Housing	290	87	186	N/A	249								
Other Permanent Housing	363	89	143	N/A	43								
Sheltered Homeless						52	153	13	31				
Unsheltered						1	35	2	4				
Current Gap										53	53	153	153

Non-Homeless

	Current Inventory # of Units	Level of Need # of Households	Gap Analysis # of Households
Total Rental Units	170,200		
Rental Units Affordable to HH at 30% AMI (At-Risk of Homelessness)	19,525		
Rental Units Affordable to HH at 50% AMI (Other Populations)	17,820		
0%-30% AMI Renter HH w/ 1 or more severe housing problems (At-Risk of Homelessness)		18,045	
30%-50% AMI Renter HH w/ 1 or more severe housing problems (Other Populations)		6740	

Jefferson County (Balance of State Numbers) Homeless													
	Current Inventory					Homeless Population				Gap Analysis			
	Family		Adults Only		Vets	Family HH (1+ child)	Adult HH (W/O child)	Vets	Victims of DV	Family		Adults Only	
	# of Beds	# of Units	# of Beds	# of Units	# of Beds					# of Beds	# of Units	# of Beds	# of Units
Emergency Shelter	705	208	597	N/A	101								
Transitional Housing	227	64	80	N/A	0								
Permanent Supportive Housing	420	138	599	N/A	366								
Other Permanent Housing	344	116	225	N/A	60								
Sheltered Homeless						44	145	3	25				
Unsheltered						44	55	15	3				
Current Gap										44	44	200	200

Non-Homeless

	Current Inventory # of Units	Level of Need # of Households	Gap Analysis # of Households
Total Rental Units	129,000		
Rental Units Affordable to HH at 30% AMI (At-Risk of Homelessness)	3285		
Rental Units Affordable to HH at 50% AMI (Other Populations)	5175		
0%-30% AMI Renter HH w/ 1 or more severe housing problems (At-Risk of Homelessness)		2890	
30%-50% AMI Renter HH w/ 1 or more severe housing problems (Other Populations)		600	
Current Gaps			

Jefferson County Balance of State CoC Report

Region 1 Overview & County Breakdown

Legend: ES (Emergency Shelter)
 SH (Safe Haven)
 TH (Transitional Housing)
 UN (Unsheltered)

Region 1 Individuals: 145 Sheltered / 55 Unsheltered / 200 Total

Region 1 Households: 151

County	ES	SH	TH	UN	Total Individuals
Jefferson	26	0	3	15	44

Region 1 Special Populations

	ES	TH	SH	Unsheltered	Total
Mental Illness	28	1	0	20	49
Substance Use Disorder	18	0	0	19	37
HIV / AIDS	2	0	0	0	2
Survivors of Domestic Violence	20	5	0	3	28
Unaccompanied Youth	8	0	0	5	13
Veterans	5	0	0	2	7
Chronic	41	0	0	13	54

Unmet housing and service needs of qualifying populations

Homeless as defined in 24 CFR 91.5

As demonstrated in the United Way calls for outreach, service provider feedback, and CoC service and client numbers, there is a need for additional assistance for the homeless and chronically homeless. Additional bed, unit nights, and/or additional resources for hotel/motel overflow vouchers are needed to assist households. This population also faces multiple barriers to mainstream resources, such as childcare, transportation, workforce development programs, legal services and advocacy, medical and mental health prevention screens and services. Without these support services, it is unlikely that households can obtain housing. The number of households finding themselves homeless is multiplied by the continued eviction proceedings for inability to pay due to job loss and unavoidable delays of emergency funds assistance due to lack of timely application by households and the number of households in need. HOME-ARP funds will not go directly to the acquisition of non-congregate shelter, but organizations will have the opportunity to apply for supportive services dollars to assist households in all qualified populations.

It should be noted that emergency funds from both CDBG-CV and ESG-CV were awarded to address the lack of shelter beds/units. Please see the description of increased beds and units below from St. Louis County Homeless Services.

Figures below are based on the YTD report completed and submitted by ICA:

Emergency Shelter:

December 2020 YTD: 1646 clients served

December 2021 YTD: 1731 clients served

Difference: 85 additional clients served

Narrative below based on proposals and agency feedback:

An **additional 40 beds** were created by utilizing CV funding, plus additional overflow opportunities. Most shelters operationalized their shelters for emergency response, reducing bed counts, but increasing personal protective equipment (PPE) as well as quarantine and isolation units (hotel/motel). Shelters were able to use the increase in funding to budget for Uber/Lyft/Taxi transportation options to reduce foot traffic on public transportation. At the forefront of the pandemic, funding was also utilized to develop a "Quarantine and Isolation" center for individuals and families that were unhoused and tested positive for Covid-19.

At Risk of Homelessness as defined in 24 CFR 91.5

The population of the area have incomes at or below 30% AMI and lack sufficient resources or support networks to obtain housing or achieve housing stability. There are increasing numbers of evicted and displaced households living in hotels and motels. Hotel/motel stays will get the household off the street or out of an uninhabitable housing situation; however, it rarely allows the household to build savings for required security deposits or pay for set up, furniture, and supply costs and often leads to more permanent hotel stays. Additionally, some areas have adopted laws preventing more than 30 stays in a hotel, which results in frequent moves from hotel to hotel. Others are doubling up with friends or family

that can lead to eviction for unauthorized guests, overcrowding, domestic violence or other abuse, and children missing school. This population also will face multiple barriers to mainstream resources that prevent them from achieving stable employment and housing, such as childcare, transportation, workforce development programs, legal services and advocacy, medical and mental health prevention screenings and services. Rental housing creation or rehabilitation and supportive services are priority activities based on data collected and organizations will have the opportunity to apply for funds to assist all qualified populations.

Fleeing, or Attempting to Flee, Domestic Violence, Dating Violence, Sexual Assault, Stalking, or Human Trafficking, as defined by HUD in the Notice

As demonstrated in the state and local data provided by the Missouri Coalition Against Domestic and Sexual Violence court advocacy/legal representation, case management and crisis intervention are the most needed services. Though this population may need to find suitable housing, they often require more intensive wrap around and/or mainstream resources. According the Domestic Violence Service Provider interviewed, ongoing resource support is needed to sustain a home and be able to secure transportation to provide for their family. Mental health and substance abuse are continually increasing areas of concern as households are under a great deal of stress as they work to achieve a support network, employment, etc. while attempting to stay ahead of the abuser. It is difficult to get clients into transitional housing, which would allow temporary support while the head of household builds a support network. Affordable housing with the option of continued rental assistance and mainstream resources are needed. No emergency vouchers will be utilized. Organizations will have the opportunity to apply for funds to assist all qualified populations.

Other populations requiring services or housing assistance to prevent homelessness and other populations at greatest risk of housing instability as defined by HUD in the Notice

There is a tremendous need to assist rent-burdened households, which largely impacts those households that are paying 30% or more of their income toward housing costs. This barrier to housing stability is further compounded by those with housing deficiencies or deferred maintenance. The HUD CPD Map/Consolidated Plan and Continuum of Care Planning Tool indicate that these households are in danger of falling into homelessness or other significant issues that could lead to housing instability, including disconnected utilities, condemnation of housing structures, inability to maintain transportation for transport to work, medical or legal appointments, and school. Supportive services for rental assistance, prevention services, and mainstream resources are needed. Organizations will have the opportunity to apply for rental housing creation or rehabilitation and supportive service funds to assist all qualified populations.

Identify any gaps within the current shelter and housing inventory as well as the service delivery system:

The discussion thus far has demonstrated the lack of shelter beds and housing inventory. As stated, Jefferson County does not have a large amount emergency shelters. There are small churches that

provide support for these households, but not a formal organization or funded agency. In St. Louis County and the City of Florissant, additional funds have been allocated to emergency shelter and hotel vouchers through emergency funding; however, the need still exists. There are still households falling into homelessness due to hardships including, but not limited to, job loss, company closings, delay of assistance, and condemnation of properties. The current service delivery system in place is Coordinated Entry, which uses household acuity scores to determine vulnerability and ranking for assistance. A project specific chronological waitlist with direct access for all qualified populations will be the method for HOME-ARP funded activity with direct marketing to organizations such as local PHAs, CoCs, non-profit organizations, local stakeholders, and Coordinated Entry referral agencies.

Under Section IV.4.2.ii.G of the HOME-ARP Notice, a PJ may provide additional characteristics associated with instability and increased risk of homelessness in their HOME-ARP allocation plan. These characteristics will further refine the definition of “other populations” that are “At Greatest Risk of Housing Instability,” as established in the HOME-ARP Notice. If including these characteristics, identify them here. Identify priority needs for qualifying populations. Explain how the PJ determined the level of need and gaps in the PJ’s shelter and housing inventory and service delivery systems based on the data presented in the plan.

There are no additional characteristics being added to the Allocation Plan for St. Louis County, Florissant, and Jefferson County.

HOME-ARP Activities

Method(s) that will be used for soliciting applications for funding and/or selecting developers, service providers, subrecipients and/or contractors

The St. Louis County Office of Community Development will be soliciting competitive applications to award HOME-ARP grant funding to non-profit and for-profit subrecipients for the purpose of expanding affordable housing opportunities for low- and moderate-income households in the St. Louis County HOME Consortium. The Notice of Funding Availability (NOFA) application will be posted on PJ websites, St. Louis County Library Community Resource webpage, and distributed via email mail lists throughout the region designated for this purpose. The email list consist of developers, non-profits, local governments, community organizations, etc. Applicants will be provided up to 30 days to submit a completed application.

Description of administration of eligible activities

All Rental Housing projects will be administered by St. Louis County, the lead agency. Supportive service projects will be funded to sub-recipients using the NOFA application process and monitored by St. Louis County.

If any portion of the PJ's HOME-ARP administrative funds are provided to a subrecipient or contractor prior to HUD's acceptance of the HOME-ARP allocation plan because the subrecipient or contractor is responsible for the administration of the PJ's entire HOME-ARP grant, identify the subrecipient or contractor and describe its role and responsibilities in administering all of the PJ's HOME-ARP program

No funds have been provided to a subrecipient or contractor.

In accordance with Section V.C.2. of the Notice (page 4), PJs must indicate the amount of HOME-ARP funding that is planned for each eligible HOME-ARP activity type and demonstrate that any planned funding for nonprofit organization operating assistance, nonprofit capacity building, and administrative costs is within HOME-ARP limits.

Use of HOME-ARP Funding

Activity	Funding Amount	Percent of the Grant	Statutory Limit
Supportive Services	\$2,396,283		
Acquisition and Development of Non-Congregate Shelters	\$0		
Tenant Based Rental Assistance	\$ 0		
Development of Affordable Rental Housing	St. Louis County \$6,136,996 St. Charles County \$1,805,984		
Non-Profit Operating	\$ 474,070	5%	5%
Non-Profit Capacity Building	\$ 474,070	5%	5%
Administration and Planning	\$ 1,991,895	15%	15%
Total HOME ARP Allocation	\$13,279,298		

Distribution of HOME-ARP funds in accordance with its priority needs identified in its needs assessment and gap analysis

The majority of funds (60%) will go to the development or rehabilitation of housing, which has been shown in the data provided as well as echoed by the responses from consultation and supporting data to be the area's largest need. Secondly, supportive services will be funded to increase wraparound and homeless prevention services to assist households in achieving and maintaining housing stability.

Operating and capacity building are necessary to support smaller and growing non-profit and community development organizations in completing HOME-ARP activities.

Description of how the characteristics of the shelter and housing inventory, service delivery system, and the needs identified in the gap analysis provided a rationale for the plan to fund eligible activities

Though there is a need for emergency shelter, households remain on waitlists for affordable housing for an extended amount of time due to the lack of affordable units coupled with additional households continuing to fall into homelessness as discussed. Due to the emergency CDBG-CV and ESG-CV funds allocated, we will not allocate HOME-ARP funds to shelters. Based on the feedback, increasing the number of affordable housing units provides the opportunity for households to achieve a positive exit destination from the Coordinated Entry process if homeless and expands to housing stock for our low- and moderate-income households.

The Fiscal Year 2021 allocation amount for housing production activity was used for the HOME-ARP Housing Production Goal Calculation Worksheet. Using the formulas within the spreadsheet the production goal was determined to be 97 units total. Arbor Hill, funded by both FY2021 HOME and Low-Income Housing Tax Credit dollars, will construct 68 affordable units, leaving 29 units to be produced with HOME-ARP funds. This goal was rounded up to 30 units to be produced for the purposes of this Allocation Plan. Arbor Hill **will not** receive any HOME-ARP funds, the above is used only as explanation of the calculation used on the HOME-ARP Housing Production Goal Calculation Worksheet.

Capacity building through technical assistance contracts from experienced developers and industry consultants will be necessary to support smaller organizations goals to achieve successful funding applications for increased staffing capacity and affordable housing development.

HOME-ARP Production Housing Goals

Estimate the number of affordable rental housing units for qualifying populations that the PJ will produce or support with its HOME-ARP allocation

Based on the calculation in the Determining Housing Production Goals for the HOME-ARP Allocation Plan and Housing Production Goal Calculation Worksheet, the rental housing estimate would be 30 units.

Rental Housing Estimate
30

Description of the specific affordable rental housing production goal that the PJ hopes to achieve and describe how the production goal will address the PJ's priority needs

Rental Housing production and rehabilitation will address the lack of affordable units in the community. Rehabilitation projects with a focus on publicly owned property and aging, maintenance deferred or uninhabitable housing units. Rehabilitation not only ensures the retention of the number of units but prevents large scale vacancies due to condemnation of property caused by deferred maintenance.

Preferences, Priorities, and the Use of Coordinated Entry

St. Louis County, the City of Florissant and Jefferson County projects or any subrecipients will not use preferences, prioritizations or the Coordinated Entry process for any of the qualifying populations or HOME-ARP projects or activities. Units produced with HOME-ARP funds will use a project specific chronological waitlist process in accordance with HUD guidelines.

If a preference was identified, explain how the use of a preference or method of prioritization will address the unmet need or gap in benefits and services received by individuals and families in the qualifying population or subpopulation of qualifying population, consistent with the PJ's needs assessment and gap analysis.

No preference will be used. All qualified populations will have equal opportunity to apply for and benefit from housing and services.

Identify the referral methods that the PJ intends to use for its HOME-ARP projects and activities. PJ's may use multiple referral methods in its HOME-ARP program.

All qualified populations will be informed, marketed to, and/or referred directly to HOME-ARP funded projects to be added on the project specific chronological waiting lists. Community stakeholders, including those that directly serve the qualified populations, will receive project information to further market and reach required populations. Outreach will include, but not be limited to, newspapers, email blast lists and direct outreach to stakeholders, service providers, Coordinated Entry Managers, Continuums of Care, libraries and community centers, and community resource webpages.

If the PJ intends to use the coordinated entry (CE) process established by the CoC, describe whether all qualifying populations eligible for a project or activity will be included in the CE process, or the method by which all qualifying populations eligible for the project or activity will be covered. (Optional):

Coordinated Entry process will not be used or modified for these funds.

If the PJ intends to use the CE process established by the CoC, describe the method of prioritization to be used by the CE. (Optional):

Coordinated Entry process will not be used or modified for these funds. There will be no prioritization.

If the PJ intends to use both a CE process established by the CoC and another referral method for a project or activity, describe any method of prioritization between the two referral methods, if any. (Optional):

Coordinated Entry process will not be used or modified for these funds. There will be no prioritization.

Describe whether the PJ intends to limit eligibility for a HOME-ARP rental housing or NCS project to a particular qualifying population or specific subpopulation of a qualifying population identified in section IV.A of the Notice

There will be no limitations, all qualifying populations will have equal access to apply for and benefit from housing and services. Based on the data and feedback received, all populations have significant need for additional housing and supportive services.

If a PJ intends to implement a limitation, explain why the use of a limitation is necessary to address the unmet need or gap in benefits and services received by individuals and families in the qualifying population or subpopulation of qualifying population, consistent with the PJ's needs assessment and gap analysis


There will be no limitations, all qualifying populations will have equal access to apply for and benefit from housing and services. Based on the data and feedback received, all populations have significant need for additional housing and supportive services.

If a limitation was identified, describe how the PJ will address the unmet needs or gaps in benefits and services of the other qualifying populations that are not included in the limitation through the use of HOME-ARP funds (i.e., through another of the PJ's HOME-ARP projects or activities)

There will be no limitations, all qualifying populations will have equal access to apply for and benefit from housing and services. Based on the data and feedback received, all populations have significant need for additional housing and supportive services.

HOME-ARP Refinancing Guidelines

St. Louis County, City of Florissant and Jefferson County will not use funds to refinance existing debt secured by multifamily rental housing.



ST. CHARLES URBAN COUNTY CITY OF O'FALLON

HOME-ARP ALLOCATION PLAN

February 21, 2023

*St Charles County
Community Development Department*

E-mail: planning@sccmo.org

Website: <https://www.sccmo.org/203/Community-Development>

*City of O'Fallon
Grants & Assistance*

E-mail: ajaegers@ofallon.mo.us

Website: www.ofallon.mo.us/grants

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Participating Jurisdiction: St. Charles County, MO/City of O’Fallon, MO

Date: February 20, 2023

1. Introduction

In September 2021, the U.S. Department of Housing and Urban Development (HUD) announced the allocation of \$13 million in HOME Investment Partnerships - American Rescue Plan Act (HOME-ARP) funding to the St. Louis County HOME Consortium. This allocation is divided among the five Consortium Participating Jurisdictions (PJs) based on pre-determined HUD formulas.

Of this \$13 million, the City of O’Fallon will receive \$338,622. The St. Charles Urban County (cities of Augusta, Cottleville, Dardenne Prairie, Lake Saint Louis, St. Charles, St. Paul, St. Peters, Weldon Spring, Wentzville, and unincorporated St. Charles County) will receive \$1,467,362. The combined total of these two allocations is **\$1,805,984**. To meet the needs of the area's HOME-ARP designated qualifying populations, the City of O’Fallon and the St. Charles Urban County agreed to work collaboratively. This collaboration will ensure that the allocation serves the residents of the St. Charles Urban County and the City of O’Fallon. HOME-ARP funds must provide homelessness assistance and supportive services through several eligible activities. These eligible activities include:

- Acquisition and development of non-congregate shelter
- Tenant based rental programs
- Housing - related supportive services
- Acquisition and development of affordable rental housing
- Administration and planning
- Non-profit operating and capacity building

The HOME-ARP Allocation Plan must also identify and benefit Qualifying Populations (QPs). QPs include:

- Sheltered and unsheltered homeless populations
- Those currently housed populations at risk of homelessness
- Those fleeing or attempting to flee domestic violence or human trafficking
- Other families requiring services or housing assistance or to prevent homelessness
- Those at greatest risk of housing instability or in unstable housing situations

To receive funding, the St. Charles Urban County and the City of O’Fallon must develop and submit a HOME-ARP Allocation Plan to HUD. This Allocation Plan describes the distribution of HOME-ARP funds, identifies any preferences for eligible activities, and included the involvement of stakeholders and the St. Charles Urban County and O’Fallon communities.

2. Consultation

The St. Charles Urban County and the City of O’Fallon consulted with public and private entities as part of the development of the HOME-ARP Allocation Plan. Stakeholders included those who work with families or individuals experiencing and/or at-risk of homelessness, fleeing domestic violence, and other vulnerable qualifying populations with a relevant knowledge of the needs, service gaps, and potential activities that would best benefit qualified populations.

2.1. Consultation process

During plan development, the St. Charles Urban County and the City of O'Fallon sought input from key stakeholders regarding the potential use of HOME-ARP funds, the program's eligible activities, and the proposed budget. Stakeholders identified gaps in services and housing needs in their feedback. St. Charles County synthesized all participant feedback into a table. The St. Charles Urban County and the City of O'Fallon will continue to collaborate with stakeholders to develop and effectuate strategies that will help end chronic homelessness.

2.2 Agencies/Organizations Consulted

Organizations consulted: Continuum of Care (COC) Agencies, Homeless Service Providers (HSP), Domestic Violence Service Providers (DVSP), veteran groups (VG), Public Housing Agencies (PHA), and agencies devoted to Fair Housing (FH), Civil rights (CV), Disabilities (DS), Shelter Services (SS)

List the organizations consulted, and summarize the feedback received from these entities.

Agency/Org	Type of Agency/Org	Consultation Method
Tri-County COC Executive Board	COC governing board agencies	Community meetings, survey
Tri-County COC	COC agencies: HSP, DVSP, VG, FH, CV, DS	Community meetings, survey
St. Charles County Housing Team	Housing services agencies and public and private housing stakeholders (HSP, DVSP, VG, FH, CV, DS, SS)	Community meetings, survey
Community Assistance Board (CAB)	COC governing board and agencies awarded CAB funds	Community meeting, Survey, email request
Community Assistance Board (CAB) All agencies	Nonprofit organization (HSP, DVSP, VG, FH, CV, DS, SS)	Survey, email request, meeting
Salvation Army, Youth in Need, Our Ladies Inn	Shelter services agencies	Survey, email request
Community Council, Sts Joachim and Ann Care Service (SJA), NECAC, LINC, HABITAT, Campus Health	Health & homeless services agencies (providing services to all HSP, DVSP, VG, FH, CV, DS, SS)	Survey, email request

City of St Charles and St. Charles County PHAs	Regional Housing Authority (PHA)	Survey, email request
City of St Charles, Community Council, SJA, HABITAT, St Charles county	Agencies and Government departments HSP, VSP, VG, FH, CV, DS, SS)	Online meetings to discuss affordable housing and shelter needs.

Table 1: Agencies/Organizations Consulted

Agency/Org	Summary	Target Population	Type
NECAC	Managing and delivering an abundance of social service, community health and public housing programs to the low-income, elderly, youth, handicapped and disadvantaged through contracts and grants with federal, state and local governments, other not-for-profit agencies and private businesses.	All Qualifying Populations	Homeless Service Provider
Sts Joachim and Ann Care Service (SJA)	the largest comprehensive social support agency in the region (St. Charles, Lincoln, and Warren Counties.) “to serve those in crisis and to prevent homelessness and hunger.”	All Qualifying Populations	Homeless Service Provider
Community Council of St Charles / Coordinated Entry	a membership organization focused on collaborative efforts to improve human services in the Tri-County region of St. Charles, Lincoln and Warren Counties.	All Qualifying Populations	Homeless Service Provider; Domestic Violence Service Providers
Our Ladies Inn	serving as a life-affirming alternative to abortion for over 7,000 women who have chosen life for their unborn babies. For 40 years, these families have been housed and supported in their efforts to live healthy and productive lives, achieve educational goals, gain employment, and secure	All Qualifying Populations – Woman, DV	Homeless Service Provider; Shelter Service

Youth in Need	providing direct service and support programs to children, teens and families (residential homes, foster care case management, homeless outreach, counseling and support groups, education and infant, child and family development to more than 10,000 children, teens and families at nearly 100 sites, spanning 100-miles, in six counties in eastern Missouri. (Shelter Services)	All Qualifying Populations- Youth	Homeless Service Provider; Shelter Service
Salvation Army	Providing shelter services	All Qualifying Populations	Homeless Service Provider - Shelter Service
Campus Health	Providing behavioral health and affordable housing services	All Qualifying Populations	Homeless Service Provider -
Alive	Providing counseling, emergency sanctuary and other critical services to adults and children impacted by domestic abuse, as well as to increase awareness in order to create a supportive community.	Domestic Violence	Domestic Violence Service Provider; Shelter Service
Bridgeway	Providing addiction treatment and trauma recovery services	Domestic Violence	Domestic Violence Service Provider; Shelter Service
Turning Point	Assisting survivors and their children in learning to overcome the cycle of physical, sexual, mental, and emotional abuse.	Domestic Violence	Domestic Violence Service Provider; Shelter Service
Habitat for Humanity	Bringing people together to build homes, communities and hope.	All Qualifying	Homeless Service Provider
LINC	Community Life Center, including Day Care, Family Learning Center, youth and adult	All Qualifying	Homeless Service Provider

Crisis Nursery	the premier child abuse prevention program in the St. Louis region. address the whole family, including parent empowerment training, community outreach centers located directly in at-risk communities, food insecurity programs, the Latino Outreach Program, and home and field visits	All Qualifying Populations - Child	Homeless Service Provider
Volunteers in Medicine	Serving the healthcare needs of St. Charles and Lincoln County adult residents who are not covered by any type of insurance and whose household income meets our Federal Poverty Guidelines.	All Qualifying Populations	Homeless Service Provider
Connections to Success	Providing a comprehensive network of services and support to help people living in poverty become economically self-sufficient. Our model, with lifelong mentoring at its core, delivers evidence-based results and impacts all areas of a person's life. This is built upon our mission and values.	All Qualifying Populations - Youth	Homeless Service Provider
St. Patrick Center	providing assistance to individuals and families for sustainable housing, employment and healthcare, <i>Supportive Services for Veteran Families (SSVF)</i>	All Qualifying Populations - Veterans	Homeless Service Provider - Veteran group
St. Vincent de Paul	Providing rent, utility, food assistance to people in need	All Qualifying Populations	Homeless Service Provider
First Step Back Home. Inc.	Providing services for homeless and working poor.	All Qualifying Populations	Homeless Service Provider
Developmental Disabilities Resource Board	Funding contracts with agencies that serve individuals with developmental disabilities in St. Charles County.	All Qualifying Populations - Disabilities	Homeless Service Provider- Disabilities
EHOC	Ensuring equal access to housing and places of public accommodation for all people through education, counseling, investigation, and enforcement.	All Qualifying Populations	Fair Housing (FH), Civil rights (CV), Disabilities (DS),
Community Assistance Board	Administer the distribution of funds to non-profit agencies for St. Charles County indigent and homeless assistance programs, Project CARE , and the Community Development Block Grant (CDBG) Homeless Prevention Program .	All Qualifying Populations	All – Monthly meetings (members are accessed specific to ARP funding)
Domestic Violence Board	Administer the distribution of voter approved fees to shelters for victims of domestic violence	Domestic Violence	All – Quarterly meetings

Housing Team	Voluntary council for quality affordable universal design housing that combines non-profits, social service providers, developers, real -estate agents and government officials	All Qualifying Populations	All- Monthly meetings - (members are accessed specific to ARP funding)
CoC	Address homelessness by collecting information about the extent of homelessness, inventory shelter and other homeless resources and identify gaps in services for the homeless, working closely together to make efficient use of existing resources, developing new homeless resources for the community.	All Qualifying Populations	All- Monthly meetings - (members are accessed specific to ARP funding)

Table 1a: Agencies/Organizations Consulted (details)

2.3 Feedback/Comments/Recommendations

Stakeholders submitted very detailed feedback, comments, and recommendations, with an overwhelming majority pointing to the lack of affordable housing as the primary area of concern for the St. Charles Urban County and City of O’Fallon community. Other identified priority needs included rental assistance, a variety of supportive services, and non-profit organizational capacity building. The general survey was circulated throughout the St. Charles County and O’Fallon communities and provided information on how to prioritize the HUD- identified priority needs.

2.3.1 Responses of agencies

A. Responses on Unmet housing and Service needs

Sts. Joachim and Ann Care Service (SJA): Serves all qualifying populations

Unmet housing needs are **affordable housing**- many can only afford \$400-\$450 monthly and that kind of housing is unheard of in our area. They are often in need of **case management, substance abuse services, and mental health assistance**. We can provide them the case management, but the substance abuse services are difficult to access if there is no insurance and no money. **Mental health services** (psychiatrists) are nearly impossible to locate in our area- getting an appointment at agencies who have these services is not easy and is often months out. Even when using drop in services individuals wait months for appointments. Even if substance abuse and mental health services were readily available no progress can be made if they remain on the streets or in temporary shelter- they are always going to be worried about what is going to happen next.

Community Council/Coordinated Entry (CC/CE): Serves all qualifying populations

- There is a huge unmet need for **affordable housing** for all identified populations, which limits our local agencies in their ability to rehouse these vulnerable populations when they are homeless or at risk of homelessness.
- There is a significant unmet need for **emergency shelter** for those who are literally homeless. There is only one shelter in the tri-county area for women and children, and there are no shelters for homeless men. COVID funding has allowed us to provide some non-congregate sheltering in motels, but we anticipate that we will expend these funds by the end of 2022. Additional motel funding will be

needed to bridge the shelter gap to maintain current COC performance; Need for pet-friendly and low barrier shelter options

- There is a significant need for **transportation resources** for all qualifying populations. Access to funding to assist with getting to shelter, as well as critical job, legal, and medical appointments remain a high need.
- Many persons being rehoused also need more **intensive case management** to maintain their housing.
- Access to cell phones/cell phone minutes **to maintain communication** with service providers.

NECAC: Serves all qualifying populations

The current challenge is the **lack of affordable housing and owners/landlords willing to accept assisted clients**. By raising the rents, deposits and applications fees, it makes it nearly impossible for our clients.

Developmental Disabilities Resource Board (DDRB): Serves families with persons with developmental disabilities

- Affordable rental units
- Affordable rental units that are handicap accessible
- No shelters for men
- Limited shelter availability for women not fleeing domestic violence

Alive: Serves people fleeing from domestic violence

Transitional and permanent housing is always a shortage for this population – due to financial hardships and lack of resources in a community

Compass Health: Serves all qualifying populations and veterans¹

In a Housing Knowledge and Needs Survey conducted in June 2022, Compass Health Network staff indicated the following:

Is it challenging to find safe, decent, and affordable housing in the communities in which you serve? 95.96% - Responded Yes

Why do you think it's challenging? Top 3 responses:

76.90% - Rent is too expensive

68.96% - There aren't enough rental properties

53.79% - Landlords/property managers don't want to work with those we serve (stigma)

¹ "Compass Health Network in the past twelve months has created a committee to specifically evaluate the needs of veterans and active military (including families) that engage within our system of care. This group of professionals is looking into ways to better engage veterans and active military, providing access to comprehensive health care services and supports to meet their unique needs. While not specific is targeted to housing needs, housing is addressed with all service delivery, as having access to safe and affordable housing is a key component to any individual's success in both treatment and recovery".

One respondent specifically stated “The ratio of debt to income is out of scope for most of our consumers in St. Charles County”

Do you have consumers who are facing housing stability issues?

84.86% - Responded Yes

How many consumers are you working with that you would consider as homeless?

52.29% - Responded they have between 1 and 5 who are homeless

13.03% - Responded they have between 5 and 10

12.50% - Responded they have more than 10

How often are you discussing housing with your consumers?

32.45% - Responded Weekly

25.71% - Responded At Every Meeting

19.33% - Responded Monthly

Do you know what Coordinated Entry is?

76.37% - Responded No

Of those that responded Yes to the above question, a follow up question was asked: Do you know how to contact Coordinated Entry?

79.28% - Responded No

Many of the respondents of this survey requested more information, education, and assistance with the identification of potential resources to assist clients with housing related issues (available landlords, accessing coordinated entry). There continues to be a great deal of interest in having assistance in the navigation of community resources for the individual's facing homelessness in our care and community.

B. Responses on Challenges

SJA:

There is a mix below of things we see at a community level and things we see at a client level

- **lack of affordable housing**
- lack of **temporary shelter** for those in critical need- EWR does a good job of this in Winter.
- **not enough case managers**
- **no incentive for landlords or property owners** to work with the people we serve- the affordable housing we do have is taken first by people who do not come with evictions or low credit and are considered safer for the landlords to take a chance on. After COVID and the number of landlords that did not get paid rent for months they are even more reluctant to work with us.
- **misinformation and lack of community understanding about homelessness** – causes and how to handle when you encounter someone who is homeless
- **crisis mentality**- very few people become homeless without warning- there is no instant gratification for this type of problem and the community wants that because it is

uncomfortable to see people on the streets. DV situations are an exception to this statement as that can and often does happen without warning

- **not enough administrative help to support the programs**
- **lack of transportation**
- **past evictions**
- **past criminal activity**
- **lack of income**
- **untreated medical issues**
- **lack of identifying information (ss card, ID, birth certificate)**
- **mental health/substance abuse-** although this does happen the stereotype is that everyone on the streets has this issue and that is not the case

CC/CE:

- Identifying affordable housing units and landlords who will rent to persons with a poor rental history
- Assisting persons with limited communication and transportation options to navigate communication and access barriers to rehousing & employment

NECAC

SCCHAP doesn't have funding for **deposits or application fees**, so we have to refer clients to other organizations. **The client's rental history and background** is a barrier. There is also the **"not in my backyard" mentality**. Some of the homeless/at-risk clients have **mental health issues and drug addiction** which we aren't equipped to handle.

DDRB

Need for an increase in funding per individual/family that is commensurate to the increase in **housing costs**. Current assistance on average now equals approximately 1 ½ months of rental assistance. Our experience is up to three months of rental and/or utility assistance provides the stability to be self-sufficient.

ALIVE

Challenges we encounter are many – first being transportation, long term shelter, and housing, financial assistance to stabilize a household

Compass Health: Many of our staff members are facing challenges in trying to assist customers with legal issues that vary across the board in both severity and level of assistance required. This can include items such as felony charges, evictions and eviction notices, child custody cases, collection agencies for unpaid bills (including medical care at local hospital systems). Depending on the level of legal issues the customer is facing, this can prohibit many from obtaining safe and affordable housing. Furthermore, within our community some of the affordable housing – if available – is not close to the essential services and employment opportunities for customers. This creates an additional set of barriers as many of these individuals lack financial means to pay for private transportation, leaving them on a metaphorical "island" if their housing is not close to town.

C. Responses on Service gaps

SJA

- **affordable housing/permanent supportive housing**- this is so dependent on landlords being willing to accept the fair market rates and in our area that is difficult
- **substance abuse services**
- **Psychiatric services**
- **affordable childcare**
- **lack of desire to fund for staff support and administrative positions that support the programs**

CC/CE

- **Health/mental health assessments for elderly persons who experience a housing crisis**, to determine if issues are due to dementia or aging, and to assess the appropriate level of supports needed to be successfully rehoused.
- 194 (approximately 1/3) of persons identified as literally homeless have a VISPDAT score of 8 or greater, indicating that they need a permanent supportive housing intervention, which would involve both a housing subsidy and services
- 218 persons (38%) of persons identified as literally homeless also have a disability impacting their ability to stay housed.

NECAC

Some of our clients have **caseworkers who have heavy workloads** so their services are spread thin. Some clients have no services. There is a large **lack of transportation**.

DDRB

Education in money management

ALIVE

We provide short term shelter/safety while waiting to place in a traditional brick and mortar shelter – larger families present challenges, physically challenged who need special accommodations, ESL challenges, all are populations we serve

Compass Health

Service gaps are in the knowledge and understanding of what is potentially available to assist individuals and families. While resources can be limited in the community, there are available services to assist our most vulnerable neighbors – but these individuals and families need assistance in navigating the maze of community resources. As aforementioned, many of these individuals are unaware of the coordinated entry process, or how to even access that system. There is a tremendous gap between health services and housing resources and an incredible need to bridge that gap and connect the two to create a more holistic approach to addressing the needs of those we seek to serve. These individuals are many times overlooked and often the “invisible members” of our communities. It is imperative that our community make investments in the system of care that exists to ensure no individual or family slips through the crack, regardless of the availability of housing stock and other services.

D. Responses on potential projects that need funding

SJA

- **Acquisition/Rehab Affordable Housing units:** We are in the process of raising funds to purchase housing in the Tri-County area. We have reached \$1 million dollars and will likely be purchasing units before the end of 2022. We will continue our capital campaign to acquire affordable housing into 2023 and continue to purchase housing as we receive funds. We already own and manage 6 homes, are the partner with a senior complex in Wentzville who received LITCH funding and are searching for other developers to be partners within our area for a family complex. Our experience with this population and wrap around services are a compliment to this housing endeavor. We may only get ten units, but we have to start somewhere.

Any interest in applying for any of the eligible activities listed below if funding is available:

Yes, we would be interested in applying for funds to purchase affordable housing units.

Any interest in applying for non-profit capacity building or non-profit operating assistance funding if funding is available? Yes, we would be interested- this is an area that need to be paid attention to because an agency like ours could use funding to pay a case manager to work with these families/individuals and we could also use the funds to ensure the administration of the agency is able to remain solid.

CC/CE

- **Coordinated Entry Support:** CE & HMIS staffing
- **Acquisition/Rehab of a motel for non-congregate shelter and affordable rental unit:**
Emergency motel
- **Transportation funding**

Any interest in applying for any of the eligible activities listed below if funding is available:

Yes

Any interest in applying for non-profit capacity building or non-profit operating assistance funding if funding is available? Yes – would like to continue efforts to strengthen **HMIS and data reporting** to the community as well as **CE staffing** and **COC workshops in low barrier housing best practices**.

NECAC

- **Navigator” or “Landlord Liaison” Program:** We would like to have a “Navigator” or “Landlord Liaison” in assisting clients in finding units and educating landlords about the Housing Choice Voucher Program. This person would be able to devote all of their time to connecting clients with landlords and also continue working with partner agencies in the Lincoln, Warren and St. Charles area to create a working system for everyone.

Any interest in applying for any of the eligible activities listed below if funding is available:

Yes

Any interest in applying for non-profit capacity building or non-profit operating assistance funding if funding is available? Yes

ALIVE

- **Transportation/Financial Assistance Programs:** Transportation and financial assistance for clients to help them become independent from their abuser

Any interest in applying for any of the eligible activities listed below if funding is available:

Yes, supportive services

Any interest in applying for non-profit capacity building or non-profit operating assistance funding if funding is available? Yes

DDRB

- **Homeless Prevention for Persons with Disabilities:** The DDRB currently provides homelessness prevention funds for individuals/families who have at least one person with developmental disabilities in the household. Due to COVID-19 and inflation, we are encountering individuals who are already homeless. This population is at higher risk for abuse and exploitation especially when un-housed. Shelter service or funds to provide temporary housing for a limited time would assist in the safety and stability of persons with developmental disabilities who are homeless. DDRB provides case management and service coordination to assist with locating available supports and services for an individual to increase independence.
- The DDRB has provided homelessness prevention funds that assist with rent, deposit, utilities, and moving expenses with local county tax dollars. COVID-19 and inflation has decreased the number of people the DDRB can annually serve. Additional funding for the prevention program would improve the challenge of stabilizing those who need up to three months of assistance to return to self-sustainability.

Any interest in applying for any of the eligible activities listed below if funding is available:

The DDRB is restricted by state statute to allocate funds only to those who have qualifying developmental disabilities.

Any interest in applying for non-profit capacity building or non-profit operating assistance funding if funding is available? The DDRB is not a non-profit organization. The DDRB is a public taxing entity.

Both operating assistance and capacity building funding would be beneficial to our system, especially if we could pair this effort with TBRA and support services, our system could enhance our overall housing resources that are available to our customers and community residents alike. The following provides just a few examples of how funding could be used to better support housing efforts within our community, supported by the comprehensive health care system that is operated by Compass Health Network with St. Charles County.

Compass Health

Project #1: Provide funds for technical assistance, staff time and costs associated to develop/create a Community Housing Development Organization (CHDO) and support it through its first year of operation. The CHDO would spearhead housing development for individuals with special needs (including but not limited to individuals and families with mental illness and/or disabilities, individuals and families who are experiencing literal and/or chronic homelessness, fleeing domestic violence, and youth aging out of foster care). The CHDO would collaborate with Compass Health's comprehensive clinical services (primary, behavioral, preventive, and dental services), providing access to high-quality clinical care and supports, while better connecting/linking those in need of supportive housing to healthcare by reducing barriers to services, eliminating silos, and more fully incorporating Housing First

into operational practices.

Project #2: TBRA – providing funds for rental assistance for individuals for scattered site and funding for master leasing of units at existing housing developments/apartment complexes for transitional housing which our Housing Liaisons could use as a potential resource for referrals they accept from Coordinated Entry for homeless individuals with mental illness/substance use disorders. This would enable support services to be wrapped around them for stabilization then moving them on to permanent housing through Tenant Based Rental Assistance in scattered sites throughout the county. For the period of time individuals are transitionally housed, Compass Health Network could provide linkages to supportive services to help them achieve and sustain housing stability as well as access to healthcare services, employment resources, training opportunities, and other community-based supports to help improve their overall quality of life.

Project #3: Supportive Services – funding for staff who can focus on providing intensive assistance through provision of homeless prevention services, housing counseling, connections with community resources and social service agencies, transportation assistance, employment support programs, and general navigation of a myriad of potential community-based resources to help individuals and families develop an overall life plan for success that includes stable housing, income and building systems of support that work together to improve the overall quality of life for those at risk of becoming homeless (including those who are literally and chronically homeless).

2.3.2 Community Needs Ranking Survey (HOME-ARP) Results

[St. Charles County, MO - Community Needs Ranking Survey \(HOME-ARP\)](#) was submitted on February 18, 2022 and the results were obtained March 18, 2022. The survey was announced in Tri-County Continuum of Care (COC meeting) on 18 February 2022 and e-mailed to COC Basecamp, Community Assistance Board mail list, Housing Team mail list, St. Charles Urban County Participating Jurisdictions, and CDBG e-mail list (neighborhood groups, associations, nonprofit, ecumenical, business, and other community organizations and other interested individuals). It is also posted on the County social media sites. It was posted on the City of O’Fallon’s website as well.

The results of the survey reiterated that all five (5) eligible activities are needed in the St Charles Urban County and the City of O’Fallon community. 134 responses were received individually (78 responses from public, 56 responses from individuals representing 33 social service agencies, churches, government departments, school districts that constitute TRI County Continuum of Care (COC)) ([See list of agencies](#))

1. Survey Results for Program Prioritization

The overall 134 responses indicate that the number one priority is Production or Preservation of (Rental) Affordable Housing.

1. Production or Preservation of (Rental) Affordable Housing
2. Supportive Services
3. Rental Assistance
4. Capacity Building of non-profits
5. Purchase and Development of Non-Congregate Shelter

When the responses are evaluated separately for the COC (56 individuals from 33 agencies), the number one priority is Production or Preservation of (Rental) Affordable Housing, and Capacity Building for Non-Profits ranked the second.

1. Production or Preservation of (Rental) Affordable Housing
2. Capacity Building of non-profits
3. Supportive Services
4. Tenant-Based Rental Assistance (TBRA)
5. Purchase and Development of Non-Congregate Shelter

When the responses are evaluated separately for the public, the number one priority is Supportive Services and Production or Preservation of (Rental) Affordable Housing ranked the second.

Supportive Services

- Production or Preservation of (Rental) Affordable Housing
- Capacity Building of non-profits
- Rental Assistance
- Purchase and Development of Non-Congregate Shelter

2. Survey Results for Supportive Services Prioritization

The overall 134 responses indicate that the number one priority is Mental Health services, and the second is Rent/Mortgage/Utility Assistance.

1. Mental Health Services
2. Rent/Mortgage/Utility Assistance
3. Services for Domestic Violence victims
4. Services for people with disabilities
5. Housing Information and Referral Services

The COC indicated that the number one priority is Rent/Mortgage/Utility Assistance followed by Mental Health Services, Housing Information and Referral Services, Transportation and Housing Counseling.

1. Rent/Mortgage/Utility Assistance
2. Mental Health Services
3. Housing Information and Referral
4. Transportation
5. Housing Counseling

The residents indicated that the Mental Health Assistance is the number one Supportive Services need, followed by domestic violence victims, seniors, and persons with disabilities.

1. Mental Health Services
2. Services for Victims of Domestic Violence
3. Senior services
4. Services for persons with disabilities
5. Health Services

Comments received:

Forty-one (41) comments are received. Most of the comments focused on the need for affordable housing and supportive services, with a focus on Mental Health Assistance, Transportation Assistance, Employment Assistance, Daycare Assistance for working families (no major distinction between residents and COC comments). Nineteen (19) comments indicated the need for Affordable Housing. Eighteen (18) comments indicated the need for supportive services. The need for housing for single men, one stop place for all homeless services, financial education, and the need for awareness building around homelessness were all among the needs mentioned individually.

All Results: 134

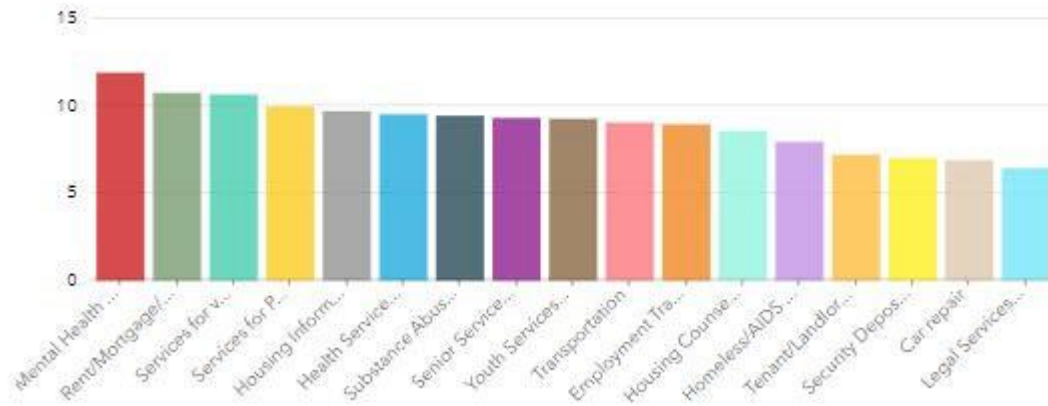
Program Priority



Supportive Services Priority (All)

4. Supportive Services Priority order

Column Bar



Rank	Answers	1	2	3	4	5	6	7	Average score
1	Mental Health Services	14.18% 19	16.42% 22	8.96% 12	4.48% 6	11.19% 15	5.22% 7	6.72% 9	11.93
2	Rent/Mortgage/Utility Assistance - Subsidized Payments	20.9% 28	8.21% 11	5.22% 7	5.97% 8	8.21% 11	6.72% 9	3.73% 5	10.78
3	Services for victims of domestic violence, dating violence, sexual assault or stalking	9.7% 13	5.22% 7	12.69% 17	9.7% 13	2.99% 4	4.48% 6	10.45% 14	10.69
4	Services for Persons with Disabilities	5.22% 7	3.73% 5	5.97% 8	8.21% 11	9.7% 13	9.7% 13	6.72% 9	10.00
5	Housing Information and Referral Services	9.7% 13	8.96% 12	2.24% 3	8.21% 11	3.73% 5	5.97% 8	7.46% 10	9.73
6	Health Services	6.72% 9	3.73% 5	4.48% 6	8.21% 11	3.73% 5	11.94% 16	9.7% 13	9.54

Answered: 134 Skipped: 0

CoC: 56

Program Priority



Supportive Services Priority (CoC)



Rank	Answers	1	2	3	4	5	6	7	Average score
1	Rent/Mortgage/Utility Assistance - Subsistence Payments	19.64%	14.29%	7.14%	5.36%	14.29%	10.71%	1.79%	12.52
		11	8	4	3	8	6	1	
		10.71%	16.07%	7.14%	5.36%	12.5%	3.57%	7.14%	
2	Mental Health Services	6	9	4	3	7	2	4	11.80
		17.86%	12.5%	3.57%	10.71%	3.57%	8.93%	8.93%	
3	Housing Information and Referral Services	10	7	2	6	2	5	5	11.41
		3.57%	7.14%	14.29%	12.5%	8.93%	7.14%	3.57%	
4	Transportation	2	4	8	7	5	4	2	10.59
		5.36%	10.71%	7.14%	3.57%	7.14%	7.14%	7.14%	
5	Housing Counseling	3	6	4	2	4	4	4	9.80
		7.14%	7.14%	5.36%	3.57%	5.36%	3.57%	8.93%	
6	Substance Abuse Services	4	4	3	2	3	2	5	9.61

Answered: 56 Skipped: 0

Public: 78

Program Priority



Supportive Services Priority (Public)



Agency List	Count of Responses
General Public	78
Community Assistance Board Member	1
Keller Williams Realty West	1
Preferred Family Healthcare	1
The New Hope Resource Center	1
(blank)	74
Agencies	56
Francis Howell School District	1
Wentzville R-IV School District	1
City of Wentzville Police Department	1
City of St Paul	1
City of Wentzville	2
Developmental Disabilities Resource Board of Saint Charles County	1
St. Charles County Community Assistance Board	1
Compass Health Network	1
Habitat for Humanity of St Charles County	9
The Grace Period Transitional Housing Program	1
The Robertson Center and The Women's Center (Preferred Family Healthcare)	1
BCI Skills Center	1
Bridgeway's domestic violence and sexual assault program	1
CAB Board (Community Assistance Board)	1
Community Council of St. Charles County	2
Connecting Through Charity	1
Connections to Success	1
DHSS	1
First Step Back Home. Inc.	1
LINC ST CHARLES COUNTY	1
NECAC	4
New Hope Resource Center @ Morning Star Church	1
Our Lady's Inn	3
Society of St. Vincent de Paul	1
ST. CHARLES COUNTY HOUSING ASSISTANCE PROGRAM	1
St. Patrick Center	1
St. Vincent de Paul	2
Sts Joachim and Ann Care Service	8
The Salvation Army	1
Tri-County Advisory Board to Probation and Parole	1
Youth In Need	1
(blank)	2
Grand Total	134

Comments Received (details):

Social Services Agencies	Comments
BCI Skills Center	I think there is a lack of awareness in the community that there are homeless in our community. Getting this message out would be helpful.
Bridgeway's domestic violence and sexual assault program	access to mental health services
Sts. Joachim and Ann Care Service	More affordable housing built.
Sts Joachim and Ann Care Service	Affordable housing is the biggest issue we see - there is very little housing available for people unless they are making well above the median income.
Sts. Joachim and Ann Care Service	With O'Fallon Lakes and Hidden Valley raising their rent, there's going to be an even bigger housing crisis then there already is in this county. We need affordable housing complexes to replace them.
Sts. Joachim and Ann Care Service	There is a great need for transitional and affordable housing in the area. Many of our clients cannot afford housing at the present time. It is a basic need and a necessity for people to move toward self-reliance and stability. Without affordable housing, people are resources for food, health needs, transportation, utilities, etc.
Connecting Through Charity	When people get assistance in finding a place to live and get the help, they need to pay each month they often still need help with getting personal hygiene items, cleaning supplies, furniture, etc. If they have children that's another thing to factor in, so therefore they may need help with getting their children school supplies, clothing, bedding, etc. Often the whole family will need clothing, shoes, etc.
Sts. Joachim and Ann Care Service	Public transportation; affordable childcare for single mothers on limited income; services and assistance programs for people with limited income
	workforce housing for those who make \$18-20 an hour, have lived in this area their entire life but cannot afford to live here because apartment costs are ridiculous. The people who work these jobs serve you at your restaurants, make sure the Amazon packages get out and make your cars in Wentzville, but we can't afford to live here.

Sts. Joachim and Ann Care Service	<p>The community needs housing that is affordable for those who are living on the streets. Without the basics for survival (food, shelter) there is no way for people to move off of the streets, gain employment and become productive members of society.</p> <p>A shelter is great but if we don't have housing that is affordable and or landlords that are willing to give people a second chance or overlook their obstacles then people will sit in shelters for years. Right now, spending money on a large shelter is putting a Band-Aid on an issue that will have to be dealt with very quickly after opening.</p>
New Hope Resource Center @ Morning Star Church	Safe, reliable, affordable housing is the biggest need we see in our county.
First Step Back Home,. Inc.	<p>Money for motel stays for the homeless and working poor.</p> <p>Money to buy mobile homes for homeless and working poor.</p> <p>Money to buy cars for the homeless and working poor.</p> <p>money to buy inspections, insurance, taxes, license fees, for cars etc.</p> <p>Money to buy Mobile Homes for the homeless and working poor.</p> <p>Money for car repair and gas.</p> <p>Money for cell phones, food, clothes, shoes, personal accessories etc.</p> <p>Money for job training and searching.</p> <p>Money for more staff to do all the above.</p>
LINC ST CHARLES COUNTY	Temp housing is a helpful gift to so many, however that is not the solution. To avoid the revolving door of homeless sheltering, we must problem solve the lack of affordable housing first and foremost.
Sts. Joachim and Ann Care Service	Affordable housing is needed. There seems to be a lot of luxury apartments being built in the tri-county area, but none or not many of affordable apartments that our clients look for and need. There is also not much in the area in the way of shelters, so I ranked that high also at #2.
Community Council	Coordinated Entry has expanded, and we need to maintain our ability to respond to housing crises, as there is great return on investment for time spent. We have a severe need for affordable housing; homelessness will increase without it. Non-congregate emergency shelter is also a critical need. Transportation options are needed for those without a car, both to

	<p>stabilize and for employment. We are challenged to rehouse persons without availability of housing units within FMR and willing to accept a short- or long-term subsidy. Maintaining persons in their home through a housing crisis is critical, especially with lack of alternative rental housing.</p>
Our Lady's Inn	<p>Case management will be an important component for the homeless population seeking to be housed. They will need to be connected to resources to support them in the endeavor of remaining housed by addressing the issues that caused chronic homelessness to begin with. Addressing the issues of mental health, sobriety, life skills-budgeting and saving, spirituality, relationships, and parenting, etc. Someone to walk beside them and keep them encouraged to move forward as challenges do arise.</p> <p>Affordable housing will provide hope to those who are struggling within the "system". They will have a second chance to as the community provides them with a hand up because the basic necessity of having housing is achieved and they can focus on living within a community with success of having support through their community resources.</p>
St. Vincent de Paul Homeless coordinator	Homeless housing for men
Habitat for Humanity St. Charles County	Financial Education, literally "Home Economics" in the Jr. High & HS ages. This could include budgets, bank accounts, credit cards, some legal, home ownership, etc.
City of Wentzville	Affordable housing for all dealing with low income or medical issues
Developmental Disabilities Resource Board of Saint Charles County	Day care assistance for working parents

Residents:	Comments
	Purchase of property for affordable housing developments.
	A process to Provide assistance to people who are already homeless in our area. A program that allows police to refer homeless to viable services and then arrest for panhandling and using public and private outdoor areas as living quarters if we have repeat offenders who refuse services provided.
	We need to protect the value of our current residents' homes. I have personally seen what subsidized housing can do to a neighborhood. The value of our home was less than what we paid for it. If a person doesn't have a real vested interest in their home, they will not take care of it. With business hiring I don't understand why the homeless can't find a job. Job training and interviewing should be at the top of the list.
	We need to house the homeless and give mental and employment counseling. We also need to take care of our seniors. Many go without meds or/and food to make ends meet. They also need transportation to get to medical help. Secure, safe affordable housing for seniors would really help!
	Transportation options for people unable to drive. Health care for people without insurance.
	Daycare Financial Assistance to working families. Emergency drop off Childcare facility center for families that would need that kind of help on occasion.
	I am no expert on this topic. From my experience with local government and being a resident in many areas of the county, homeless people live near the truck stop around Foristell and congregate at overpasses at major intersections. They form shelters near streams and open spaces. Some chose this lifestyle, but most have severe mental issues that can pose problems for their long-term security and others that cross their path. I'd suspect that people do not have access to find the services ranked above, therefore it seems equipping police officers and non-profit support services to find, approach and help them could be helpful. Food wasn't mentioned in your list. How can we best connect food pantries and transportation to these services?
	Support people in learning how to provide for themselves and not rely on government assistance. This could be done for employment training in order to work their way up to a livable wage by earning it. Possible grants for educational assistance to get training to enter into a higher position of employment. Help for those who truly cannot help themselves, not those who will not, which would require proper vetting on who receives any of these funds.
	This was a difficult survey to take. Clicking on the links for additional information worked well but the documents were so loaded with acronyms that I gave up reading after 2 pages because I had to keep looking back to remind myself of the definitions.... then reread what I just read to make sense of it. This was frustrating because I'm not familiar

	with the jargon/acronyms/programs.
	Some sort of "one stop shopping" for those looking for housing or food.
	There is an overall lack of decent, safe, affordable housing in the county. Lower income people/families and those who are at risk of homelessness cannot just sign their name on a dozen or more waiting lists that will take two years to have a unit come available. Those who find themselves homeless or on the verge of homelessness need an immediate, affordable solution, as well as help in paying the security deposits to get in.
	First Responders education and financial support.
	Fix up current housing/apartments that are fir rent and can be used to assist those in need. Too many properties are run down and are the only affordable options. Not everyone can afford 1,200 a month rent especially for large families.
	I have experienced firsthand what these homeless people are going through. September 2021 my brother was hospitalized with pneumonia. He got pneumonia due to living with a friend in their basement that had a water leak. He contracted covid shortly after being hospitalized. He is disabled, unable to work and homeless due to health cannot live where he was. Trying to get him housing is a 6 month to 2 year wait. The hospital released him without a place to live. A social worker was supposed to come to the hospital and never did. Covid gave him a heart condition and a speech problem. He had trouble communicating. We called the new help number 211 or 311, whatever it is, and they were going to get back to us. Months later nothing. We call them again, and we find out we are supposed to do everything. Finally found housing, will move in later this month, but after rent and utilities he will have \$200 month for food, transportation, medicine etc. He cannot live on that.
	Last thing we need is subsidized housing..... seems to go hand in hand with crime.
	PAY OFF DEBIT with it! stop wasting our monies! Spend within the budget! quit borrowing monies. get back to supporting the Constitution! Its ok for people to have hurt feelings, life is not fair.
	Please take care of our veterans
	Recently was brought to home how few options there are in O'Fallon for Seniors who need to downsize their homes. Getting into a Senior housing apartment often means being in a waiting list for a year or longer. Folks are often having to go into expensive independent or assisted living facilities when all they really need is a smaller apartment in one level.
	Make affordable housing that's actually affordable for low income or disabled people instead of giving builders tax credits and charging 1000+ rent that we can't afford

	<p>Affordable purchase of homes and rental small villas for persons under 55 or over 55.</p> <p>Also, transportation issues</p> <p>More mental health providers</p>
	<p>Affordable housing for mentally ill, but not fully dependent, Can hold a job, but only low paying, and can't afford healthcare and increasing rent costs.</p>

2.4 Public Participation

Describe the public participation process, including information about and the dates of the public comment period and public hearing(s) held during the development of the plan:

Public comment period: November 3, 2022 – December 5, 2022

Public hearing: November 18, 2022 (COC November 18 meeting)

The St. Charles Urban County and the City of O’Fallon held two public hearings for the consultation with citizens, municipal officials, non-profit agencies, public housing agencies, private developers, governmental agencies, and members of the Continuum of Care in preparation for the HOME-ARP Allocation Plan.

The first public hearing was held on May 25, 2022 with a comment period ending June 10th. St. Charles Urban County and the City of O’Fallon staff discussed the development of the HOME-ARP Allocation Plan, funding sources, eligible activities, and qualifying populations in relation to other funding resources. A list of eligible HOME-ARP activities was presented.

The second public hearing was held on Friday, Nov 18, 2022. During the public hearing, St. Charles Urban County and the City of O’Fallon staff discussed the development of the HOME-ARP Allocation Plan, community needs, eligible activities related to HOME-ARP, and the proposed budget and provided the public with the opportunity to comment on the proposed budget and activities.

Public notices for the HOME-ARP Allocation Plan:

St. Charles Business Journal:

Tuesday, May 10, 2022.

Tuesday, November 3, 2022.

Public comment periods:

During plan development: May 25, 2022 -June 10, 2022.

Draft plan Review: November 3, 2022 -December 5, 2022.

[St. Charles County, MO - Community Needs Ranking Survey \(HOME-ARP\)](#) was submitted on February 18, 2022 and the results were obtained until March 18, 2022.

In addition to survey, the community was informed about the ARP funding in the following meetings:

Housing team meeting (April 1, 2022)

Community Assistance Board Meeting (April 11, 2022)

COC Meetings (02.18.2022; 06.17.2022)

COC Executive Meetings (02.15.2022; 05.10.22;06.14.2022)

Other meetings with selected stakeholders:

Meeting with O’Fallon and City of St. Charles 10.15.21

Meeting with HABITAT, SJA, Community Council (02.11.2021)

Describe any efforts to broaden public participation:

To broaden public participation, the St. Charles Urban County and the City of O'Fallon actively maintain communication with local nonprofit organizations, businesses, residents and housing developers. Both entities engage in the following actions to improve citizen participation:

Actions to improve participation

- Conduct public meetings and ensure that meetings are held at a convenient location for residents of the County and/or virtually (Community Assistance Board Meeting April 11, 2022; Housing Team Meeting April 1, 2022).
- Use electronic and print media to solicit public participation through various media outlets including, but not limited to, the St. Charles Business Journal, Community Assistance Board contact, CDBG mail list that. This includes sending mass emails to County and Municipal employees, nonprofit organizations, and local businesses; advertising on the County's social media; posting advertisements in the County's electronic newsletter; and posting information on the St. Charles County Community Development Department and CDBG program website. The City of O'Fallon posts information to its Grants & Assistance webpage, its cable channel, shares information via the weekly e-newsletter and social media pages. O'Fallon also posts copies of the public notice O'Fallon City Hall, the O'Fallon Justice Center, the Renaud Center and the O'Fallon Senior Center. O'Fallon also issues press releases and posts information the St. Charles County Business Record.
- Inform public that the translation of the public notices and related materials for limited English proficiency clientele is available upon request.
- Review and respond to all citizen comments and incorporate such comments in the Action Plan, as applicable.
- Analyze the impact of Action Plan program activities on neighborhood residents, particularly low and moderate-income persons.
- Accepts any comments or views of residents received in writing, or orally at a public hearing, during the preparation of the HOME-ARP allocation plan.

Summarize the comments and recommendations received through the public participation process:

Some of the needs highlighted during the Needs Assessment:

- Lack of affordable housing
- Limited stock of available rental housing
- Need more funding for supportive services and case management
- Limited resources
- High Rental Rates
- Lack of access to supportive services

Summarize any comments or recommendations not accepted and state the reasons why:

All comments were accepted.

3. Need Assessment and Gap analysis

3.1 Affordable Rental Housing in St. Charles County and O'Fallon City

3.1.1 Affordable Rental Housing in St. Charles County

According to 2020 census, there are 154,851 occupied households. Approximately 18% is renter-occupied, according to American Community Estimates (ACS 2016-2020). This study will use CHAS 2014-2018 data, and ACS 2016-2020 estimates since they are the latest data available to examine qualifying population demographics. The population and housing statistics are as follows

Population (Census 2020): 405,262 (2010: 360,485)

Occupied Housing Units (2020 Census): 154,851 (Vacant: 6293)

Occupied Housing Units: 149,472 (2010:134,274)

Renter Occupied units (estimate based on ACS): (18%) **27,568** (2010:26,055)

Total housing units: 156,396 (Vacant: 6924)

Occupied: 149,472 ACS 2020; 138,958 ACS 2015

Owner occupied: 121,904² (%82) ACS 2020

Renter Occupied: 27,568 (%18) ACS 2020

Owner occupied: 110,058 (%79) ACS 2015

Renter Occupied: 28,900 (%21) ACS 2015

3.1.2 Affordable Rental Housing in O'Fallon

According to 2020 census, there are 34,412 occupied households. Approximately 20% is renter-occupied, according to American Community Estimates (ACS 2016-2020). This study will use CHAS 2014-2018 data, and ACS 2016-2020 estimates since they are the latest data available to examine qualifying population demographics. The population and housing statistics are as follows

Population (Census 2020): 93,651

Occupied Housing Units (2020 Census): 34,412 (Vacant: 871)

Renter Occupied units (estimate based on ACS): (19.9%) **6,835**

Occupied: 34,412 ACS 2020; 30,486 ACS 2015

Owner occupied: 80.1% ACS 2020

Renter Occupied: 19.9% ACS 2020

Owner occupied: 24,101 (79%) ACS 2015

Renter Occupied: 6,385 (21%) ACS 2015

² CHAS 2014-2018, Owner Occupied; 116,280; Renter Occupied: 28,365. Please note that any kind of ACS data cannot be comparable unless there are 5 years intervals. CHAS data provide details on housing based on income levels but the latest available is 2018 data

Facts about the affordable rental market in St. Charles County:

1. **Affordable rental units are not meeting the pace of population increase:** According to ACS 2016-2020 and 2011-2015 comparable estimates, the supply of rental units doesn't indicate a substantial change between 2015 and 2020 (there is an observed decrease by almost 4000 units³ for rental units with housing costs less than \$800).

The supply of affordable rental units (units with gross rent less than \$1000) does indicate a substantial decrease; a decrease of 31%, 5059 units.

Per St. Charles County, there is no subsidized housing construction since 2016 (There is only one subsidized housing construction took place since 2016 as a second phase of an earlier project). There were 79,310 occupied units paying rent in 2010 and 98,590 occupied units paying rent in 2018. The median monthly rent in 2010 was \$819 per month and increased to \$1,069 in 2020.

2. **Available Housing Choice (formerly called Section 8) vouchers are far from meeting the need and the number of landlords willing to accept vouchers are limited and decreasing:** The number of available regular vouchers is 740, of which 635 are utilized. There are 79 Mainstream vouchers, of which 60 are utilized. There are currently **4,292** households under 50% AMI on the **waiting list**. The number of available regular vouchers in O'Fallon is 283.

On average, Housing Choice vouchers pay St Charles County landlords **\$582** per month towards rent. The average voucher holder contributes **\$258** towards rent in St Charles County. This figure also includes vouchers issued to O'Fallon landlords.

For two-bedroom units, the average rent is \$777, with \$343 as the low and \$1100 as the high. The average tenant portion for two-bedroom unit is \$258, with \$0 as the low-end contribution and \$949 as the high. The average two-bedroom HAP is \$518, with \$0 as the low-end and \$1061 as the high.

The amount a voucher pays on behalf of a low-income tenant in St Charles County, Missouri for a two-bedroom apartment is between **\$343** and **\$1,100**.

Since 2018, the number of landlords accepting vouchers has dropped from thirty-three to thirteen. In O'Fallon alone, rents are skyrocketing beyond what vouchers and residents can afford in homes that accept Housing Choice Vouchers, with one apartment complex that currently accepts vouchers from 42 residents raising rents beyond what NECAC and the resident can afford.

3. **Rental units affordable to LMI households are very limited:** There are **1,180 (4%)** occupied rental units with monthly housing costs less than \$500/month in St. Charles County (St Charles County Housing Voucher Program; ACS 2016-2020). ACS 2011-2015 estimates indicate that rental units under \$500/month accounted for 6% of all rental housing in 2015, a decrease of 612 units with a margin error of 0.5%.

According to 2020 ACS estimates, 80% of area rental units have rents at or above **\$800/month**. There are **5,490** units (20% of all units) with rent (and costs) less than \$800 (Only 4% of all rental units are under \$500 and 16% of rental units are between \$500-800).

³ ACS estimates might not be reliable for unit estimates due to high margins of error. The numbers should be used with caution. These numbers are reliable 90% confidence level with a margin error of 0.5%.

ACS 2011-2015 estimates indicate that rental units under \$800/month accounted for 31% of all rental housing (9,046 units), a decrease of 3695 units since 2015.

There are 9,926 units (40% of all units) with rent \$500-999/month (ACS 2020) down from 1615 unit (56% of all rental units) in 2015.

The NLIHC⁴ estimates that the **median income for a renter** in St Charles County, which includes figures for O’Fallon, is **\$49,780**. The Area’s Fair Market Rent (FMR) for a two-bedroom apartment is **\$938** and to afford this level of rent and utilities without paying more than 30% of income on housing, one would need to work at a minimum of 70 hours per week or maintain at least 1.75 full-time jobs in St. Charles County. The **affordable rent** for minimum wage is **\$536** in St. Charles County (<https://reports.nlihc.org/oor/missouri>).

The number of the units with gross rent less than \$550/month is 1491; and the number of households with income less than \$50,000 is 13,955.

⁴ The National Low Income Housing Coalition’s “Out of Reach” 2021 Annual Report calculates the amount of money a household must earn to afford a rental unit based on the number of bedrooms in a rental unit at the Fair Market Rent (FMR), consistent with HUD’s affordability standard of paying no more than 30% of income for housing costs.

3.2 Homeless Needs Inventory and Gap Analysis Tables

Homeless													
	Current Inventory					Homeless Population				Gap Analysis			
	Family		Adults Only		Vets	Family HH (at least 1 child)	Adult HH (w/o child)	Vets	Victims of DV	Family		Adults Only	
	# of Beds	# of Units	# of Beds	# of Units	# of Beds					# of Beds	# of Units	# of Beds	# of Units
Emergency Shelter	35	15	11	8	0								
Transitional Housing	17	7	3	#	#								
Permanent Supportive Housing	5	2	42	40	31								
Other Permanent Housing						63	17	6	1				
Sheltered Homeless						24	17	9	43				
Unsheltered Homeless						188	115	6	13				
Current Gap										315	95	295	250

Table 2: Housing inventory and Gap Analysis for Homeless

Data Sources: 1. St. Charles 2022 Point in Time Count (PIT); 2. St. Charles Continuum of Care Housing Inventory Count (HIC); 3. Consultation with Community Council

Non-homeless			
	Current Inventory	Level of Need	Gap Analysis
	# of	# of	# of
Total Rental Units	28,365		
Rental Units Affordable to HH at 30% AMI (At-Risk of Homelessness)	382*		
Rental Units Affordable to HH at 50% AMI (Other Populations)	798*		
0%-30% AMI Renter HH w/ 1 or more severe housing problems (At-Risk Homelessness)		2,900**	
30%-50% AMI Renter HH w/ 1 or more severe housing problems (Other Populations)		1,445**	
Current Gaps			3,215 ⁵

Table 3: Housing inventory and Gap Analysis for Non-Homeless

Data Sources: 1. American Community Survey (ACS); 2. Comprehensive Housing Affordability Strategy (CHAS); National Low Income Housing Coalition Out of Reach Report 2021: St. Charles County

⁵ (**4,395 – *1180 = 3215) Please note that 1,180, sum of 382 and 798) is an estimate from ACS 2016-2020; it roughly corresponds to number of units with monthly housing costs under \$500 which is affordable to households with income under %40AMI when ACS AMI for Renter Households, \$49,400, is used for calculations)

Date of PIT Count: 1/26/2022 St. Charles County					
Population: Sheltered and full unsheltered count					
Total Households and Persons					
	Sheltered			Unsheltered	Total
	Emergency	Transitional	Safe Haven		
Total Number of Households	114	9	0	57	180
Total Number of Persons	214	16	0	72	302
Number of Children (under age 18)	78	6	0	9	93
Number of Persons (18 to 24)	14	6	0	2	23
Number of Persons (over age 24)	122	4	0	61	186

Date of PIT Count: 1/26/2022 City of O'Fallon only					
Population: Sheltered and full unsheltered count					
Total Households and Persons					
	Sheltered			Unsheltered	Total
	Emergency	Transitional	Safe Haven		
Total Number of Households	25	2	0	13	40
Total Number of Persons	47	3	0	16	66
Number of Children (under age 18)	17	1	0	2	20
Number of Persons (18 to 24)	3	1	0	1	5
Number of Persons (over age 24)	27	1	0	13	41

3.3 The size and demographic composition of qualifying populations

Describe the size and demographic composition of qualifying populations within the PJ's boundaries:

HUD requires HOME-ARP funds be used to primarily benefit specific qualifying populations. Qualifying populations include, but are not limited to, the following:

- Sheltered and unsheltered homeless populations
- Those currently housed populations at risk of homelessness
- Those fleeing or attempting to flee domestic violence or human trafficking
- Other families requiring services or housing assistance or to prevent homelessness
- Those at greatest risk of housing instability or in unstable housing situations

2015-2019 CHAS Data⁶ estimates that 31% of all households in St. Charles County are low income (out of 146,630 households there are **46,100 low-income households** earning **under 80%AMI**). 48% of low-income populations (**22,180 households**) are **very low (VLI)** (income less than 50% AMI); **or extremely low income (ELI)** (income less than 30% AMI); These figures inform the qualifying populations determination in St. Charles County area.

Renters account for 36% of all LMI households (**16,515 households**). Of these LMI households, 58% are VLI or ELI (**9,655 households**). These 9,655 households will be given special consideration when identifying the qualifying populations' affordable rental housing needs. There are **22,180 HOME-ARP supportive service-eligible households, of which 70%** (15,470 households) are housing-cost burdened.

Income Distribution Overview	Owner	Renter	Total	Owner	Renter	Total	Owner	Renter	Total
Household Income <= 30% HAMFI	4,660	4,885	9,545	16%	30%	21%	4%	17%	7%
Household Income >30% to <=50% HAMFI	7,865	4,770	12,635	27%	29%	27%	7%	17%	9%
Low and Very-Low Income Households	12,525	9,655	22,180	42%	58%	48%	11%	34%	15%
Household Income >50% to <=80% HAMFI	17,060	6,860	23,920	58%	42%	52%	14%	24%	16%
LMI Households	29,585	16,515	46,100	100%	100%	100%	25%	58%	31%
	64%	36%	100%						
Household Income >80% to <=100% HAMFI	13,805	3,410	17,215				12%	12%	12%
Household Income >100% HAMFI	74,830	8,485	83,315				63%	30%	57%
Total	118,220	28,410	146,630				100%	100%	100%
	81%	19%	100%						

Income by Cost Burden (Renters only)	Cost burden > 30%	Cost burden > 50%	Total	Cost burden > 30%	Cost burden > 50%	Total	Cost burden > 30%	Cost burden > 50%	Total
Household Income <= 30% HAMFI	3,795	3,220	4,885	39%	74%	30%	37%	72%	17%
Household Income >30% to <=50% HAMFI	3,595	845	4,770	37%	20%	29%	35%	19%	17%
Low and Very-Low Income Households	7,390	4,065	9,655	77%	94%	58%	71%	91%	34%
Household Income >50% to <=80% HAMFI	2,270	260	6,860	23%	6%	42%	22%	6%	24%
LMI Households	9,660	4,325	16,515	100%	100%	100%	93%	97%	58%
Household Income >80% to <=100% HAMFI	465	100	3,410				4%	2%	12%
Household Income >100% HAMFI	215	45	8,485				2%	1%	30%
Total	10,340	4,470	28,410				100%	100%	100%

Table 4.1: Income Distribution & Income by Cost Burden

Data Sources: St. Charles County, Missouri Year Selected: CHAS 2015-2019

2015-2019 CHAS Data estimates that 8,645 households in O'Fallon low income (**under 80%AMI**). **4,035 households** are **very low (VLI)** (income less than 50% AMI); and **1,710** households are **extremely low income (ELI)** (income less than 30% AMI); these figures inform the qualifying populations determination in St. Charles County area.

Renters account for 36% of all LMI households (**3,085 households**). Of these LMI households, 60% are VLI or ELI (**1,855 households**). These 1,855 households will be given special consideration when identifying the qualifying populations' affordable rental housing needs. There are **4,035 HOME-ARP supportive service-eligible households in O'Fallon alone, of which 75%** (3,035 households) are housing-cost burdened.

⁶ Each year, the U.S. Department of Housing and Urban Development (HUD) receives custom tabulations of American Community Survey (ACS) data from the U.S. Census Bureau. These data, known as the "CHAS" data (Comprehensive Housing Affordability Strategy), demonstrate the extent of housing problems and housing needs, particularly for low-income households. The CHAS data are used by local governments to plan how to spend HUD funds, and may also be used by HUD to distribute grant funds. For more background on the CHAS data, including data documentation and a list of updates and corrections to previously released data, click here: [Background](#). 2015-2019 data and 2013-2017 geospatial data as available by HUD has been use in this report.

Income Distribution Overview	Owner	Renter	Total	Owner	Renter	Total
Household Income <= 30% HAMFI	740	970	1,710	13%	31%	20%
Household Income >30% to <=50% HAMFI	1,440	885	2,325	26%	29%	27%
Low and Very-Low Income Households	2,180	1855	4,035	39%	60%	47%
Household Income >50% to <=80% HAMFI	3,380	1,230	4,610	61%	40%	53%
LMI Households	5,560	3,085	8,645	100%	100%	100%
	64%	36%	100%			
Household Income >80% to <=100% HAMFI	3,215	835	4,050			
Household Income >100% HAMFI	16,675	1,605	18,280			
Total	25,450	5,525	30,980			
	82%	18%	100%			

Income by Cost Burden (Renters only)	Cost burden > 30%	Cost burden > 50%	Total	Cost burden > 30%	Cost burden > 50%	Total
Household Income <= 30% HAMFI	795	720	970	40%	73%	31%
Household Income >30% to <=50% HAMFI	775	200	885	39%	20%	29%
Low and Very-Low Income Households	1570	920	1855	78%	94%	60%
Household Income >50% to <=80% HAMFI	440	60	1,230	22%	6%	40%
LMI Households	2010	980	3085	100%	100%	100%
Household Income >80% to <=100% HAMFI	145	85	835			
Household Income >100% HAMFI	50	0	1,605			
Total	2,205	1,065	5,525			

Table 4.2: Income Distribution & Income by Cost Burden

Data Sources: O'Fallon City, Missouri Year Selected: CHAS 2015-2019

3.3.1. Sheltered and Unsheltered Homeless Populations⁷

There are **302 homeless persons (180 households)** in St. Charles County according to 2022 PIT counts. (72 unsheltered and 230 sheltered). There were 328 homeless persons (182 households) in St. Charles County according to 2021 PIT counts (79 unsheltered and 249 sheltered). There are **66 homeless persons (40 households)** in the City of O'Fallon according to 2022 PIT counts. (16 unsheltered and 50 sheltered). City of O'Fallon reflects the same trends in St Charles County:

- **Between 2020 and 2022, total number of homeless persons increased by 10%.** There was an increase of 20% in homeless persons after pandemic (2020 to 2021).
- There is a decrease in child/youth homelessness, but a 29% increase in adult

⁷ (1) An individual or family who lacks a fixed, regular, and adequate nighttime residence, meaning:

(i) An individual or family with a primary nighttime residence that is a public or private place not designed for or ordinarily used as a regular sleeping accommodation for human beings, including a car, park, abandoned building, bus or train station, airport, or camping ground;

(ii) An individual or family living in a supervised publicly or privately operated shelter designated to provide temporary living arrangements (including congregate shelters, transitional housing, and hotels and motels paid for by charitable organizations or by federal, state, or local government programs for low-income individuals); or

(iii) An individual who is exiting an institution where he or she resided for 90 days or less and who resided in an emergency shelter or place not meant for human habitation immediately before entering that institution;

(2) An individual or family who will imminently lose their primary nighttime residence, provided that:

(i) The primary nighttime residence will be lost within 14 days of the date of application for homeless assistance; (ii) No subsequent residence has been identified; **and**

(iii) The individual or family lacks the resources or support networks, e.g., family, friends, faith-based or other social networks needed to obtain other permanent housing

homelessness.

- Of the 302 homeless neighbors in the St. Charles County community, **158 persons** are **female** (120 in emergency shelter, 8 in transitional shelter, 30 unsheltered), **140 persons** are **male** (91 in emergency shelter, 7 in transitional shelter, 42 unsheltered), **3 persons** are **transgender**, **1 person** is gender **non-conforming**.
- Eleven (11) individuals were identified as chronically homeless.
- Ethnic composition: Majority Non-Hispanic/Non-Latino. (296 persons, 98%)
- Racial composition: Majority white (213 persons, 70%)
- There are **911 persons** on the **2021 housing prioritization list** in St. Charles County showing an **increase of 11%** since 2020, when there were 824 persons on the housing prioritization list.
- In **2020** MO-503 Coordinated Entry assessed 1021 persons in need. In **2021** this number **increased by 35%** to **1,382** assessed persons in need.
- Between 2020, 2021, 2022 the number of 2-1-1 calls transferred to Coordinated Entry increased from 6,701 to 9,497 and 10153 respectively. (25% increase in 2020-2021 and 21% increase in 2021-2022)
- Majority of clients calling Coordinated Entry live below the poverty line, are single-parent households, white-non-Hispanic Latino and literally homeless.
- Between 2020 and 2022, the emergency shelter need for youth (age group 18-24) decreased by 7%. The emergency shelter need for adult **men increased by 36%, and 18% for adult women.** The need for emergency shelter for children decreased by 7%. Overall, even with the decrease in emergency shelter need, there was a 10% increase in youth homelessness after pandemic (2020 to 2021).

Youth Homelessness⁸:

- Of the 302 homeless persons in St. Charles County **116 persons are under the age of 24**.
Of these 116 homeless persons in St. Charles County:
 - **93 persons are under the age of 18.**
 - **23 persons are under the age of 24.**
 - **11 persons unsheltered.**

⁸ (3) Unaccompanied youth under 25 years of age, or families with children and youth, who do not otherwise qualify as homeless under this definition, but who:

(i) Are defined as homeless under section 387 of the Runaway and Homeless Youth Act, section 637 of the Head Start Act, section 41403 of the Violence Against Women Act of 1994, section 330(h) of the Public Health Service Act, section 3 of the Food and Nutrition Act of 2008, section 17(b) of the Child Nutrition Act of 1966, or section 725 of the McKinney-Vento Homeless Assistance Act;

(ii) Have not had a lease, ownership interest, or occupancy agreement in permanent housing at any time during the 60 days immediately preceding the date of application for homeless assistance;

(iii) Have experienced persistent instability as measured by two moves or more during the 60-day period immediately preceding the date of applying for homeless assistance; and

(iv) Can be expected to continue in such status for an extended period of time because of chronic disabilities, chronic physical health or mental health conditions, substance addiction, histories of domestic violence or childhood abuse (including neglect), the presence of a child or youth with a disability, or two or more barriers to employment, which include the lack of a high school degree or General Education Development (GED), illiteracy, low English proficiency, a history of incarceration or detention for criminal activity, and a history of unstable employment; _____

St. Charles County Literally Homeless Analysis

Priority Unmet needs: 2273 persons (1107 households) from St. Charles County were on the housing prioritization list over the past year (Nov21-Nov22). **As of Jan. 12, 2023, 868 individuals (413 households) are literally homeless.**

Profile of St. Charles County Residents homeless over the past year 2006 individuals in 1107 households

Vulnerability Scores	
VISPDAT >7 – Significant disabilities. Need long-term supportive housing with case management (Permanent Supportive Housing) to stabilize	382 households
VISPDAT 4-7 – Moderate challenges. Need time limited financial and case management assistance to stabilize (Rapid rehousing)	493 households
VISPDAT <4 - Will likely self-resolve with minimal financial assistance	232 households

Physical and Mental Health needs by household (may be duplicated)			
Veterans	41	Domestic Violence history	400
Disabled	388	Currently fleeing	128
Chronic homeless	13	Chronic Health conditions	420
Mental Health issues	449	Physical disability	173
Substance use disorder	181	High medical fragility	123
Developmental Disability	88	High mental health fragility	181

Sex (Head of Household)		Family Type (persons)	
Males	409	Adult only (86 Households)	968
Females	692	Families (37 households)	1038
Other	6	Youth Household under age 25 (6 parenting households)	32
Single women with children	268	Single men	285

Trends:

- Rehousing rate at **43% compared to 60% 2 years ago**
- **34%** of unhoused population have severe service needs, including chronic health conditions, physical & mental health issues and/or multiple disabilities.
- **45%** of current homeless households have moderate service needs, and 21% have low needs.
- Households that used to be rapidly rehoused are now waiting for units.
- We are seeing some decrease in the mental health and chronic condition needs of the unhoused population. Currently, **128** homeless households in St. Charles County report disabilities.
- Currently, 42 households have high medical fragility.
- Coordinated Entry assessed approximately 4.6% more households in 2022 (not official numbers)

City of O'Fallon Literally Homeless Analysis

Priority Unmet needs: 264 persons (123 households) from O'Fallon were on the housing prioritization list over the past year (Nov21-Nov22). **As of Jan. 12, 2023, 92 individuals (41 households) are literally homeless.** O'Fallon currently has about **13%** of the County population of homeless households.

Profile of O'Fallon Residents homeless over the past year (123 households):

Vulnerability Scores	
VISPDAT >7 – Significant disabilities. Need long-term supportive housing with case management (Permanent Supportive Housing) to stabilize	38 households
VISPDAT 4-7 – Moderate challenges. Need time limited financial and case management assistance to stabilize (Rapid rehousing)	55 households
VISPDAT <4 - Will likely self-resolve with minimal financial assistance	30 households

Physical and Mental Health needs by household (may be duplicated)			
Veterans	5	Domestic Violence history	35
Disabled	50	Currently fleeing	7
Chronic homeless	3	Chronic Health conditions	6
Mental Health issues	51	Physical disability	19
Substance use disorder	0	High medical fragility	13
Developmental Disability	10	High mental health fragility	17

Sex (Head of Household)			Family Type (persons)		#
Males	40		Adult only (86 Households)		
Females	82		Families (37 households)		103
Other	1		Youth Household under age 25 (6 parenting households)		9
Single women with children	28		Single men		24

3.3.2. Individuals and Families at Risk of Homelessness⁹

- There are **4,120 renter households** with incomes at or below **30% AMI**, which is **14.5%** of all St. Charles's renter households.
- There are 1,418 units with affordable monthly housing costs below \$500.
- It is not possible to identify how many of the 4,120 renter households lack sufficient resources and support networks. However, Coordinated Entry assessments estimate roughly **400 households** to be at risk of homelessness.
- O'Fallon's data earlier in this Allocation Plan.

3.3.3. Fleeing or attempting to flee domestic violence or human trafficking¹⁰

The Preferred Family Healthcare Women's Center is the only entity in St. Charles County offering emergency shelter to victims of domestic violence and their children, effectively mitigating service duplication in St. Charles County. The program offers a 24-hour crisis hotline, group and individual counseling, legal advocacy, and outreach services. The program addresses the safety and housing needs of the clients by delivering a COC to individuals and children who enter the shelter program, beginning when clients call the crisis line and throughout one year following discharge from the shelter program. Each client is offered case management services that will focus on identifying and securing independent, and permanent housing after leaving the program. In addition to the Woman's center, Turning Point and Alive are the other domestic violence service providers serving the domestic violence victims of St. Charles County with their location being outside the County.

- In 2021, the Women's Center received 776 emergency crisis calls and provided 2,059 bed nights for victims fleeing from intimate partner violence

⁹ Individuals and Families at Risk of Homelessness HUD defines those at risk of homelessness as individuals and families

- An individual or family who: (i) Has an annual income below 30% of median family income for the area, as determined by HUD;
- Does not have sufficient resources or support networks, e.g., family, friends, faith-based or other social networks, immediately available to prevent them from moving to an emergency shelter or another place described in paragraph (1) of the "Homeless" definition in this section; and Meets one of the following conditions:
 - (A) Has moved because of economic reasons two or more times during the 60 days immediately preceding the application for homelessness prevention assistance;
 - (B) Is living in the home of another because of economic hardship;
 - (C) Has been notified in writing that their right to occupy their current housing or living situation will be terminated within 21 days after the date of application for assistance;
 - (D) Lives in a hotel or motel and the cost of the hotel or motel stay is not paid by charitable organizations or by federal, State, or local government programs for low-income individuals;
 - (E) Lives in a single-room occupancy or efficiency apartment unit in which there reside more than two persons or lives in a larger housing unit in which there reside more than 1.5 people per room, as defined by the U.S. Census Bureau;
 - (F) Is exiting a publicly funded institution, or system of care (such as a health-care facility, a mental health facility, foster care or other youth facility, or correction program or institution); or
 - (G) Otherwise lives in housing that has characteristics associated with instability and an increased risk of homelessness, as identified in the recipient's approved consolidated plan;

¹⁰ For HOME-ARP, this population includes any individual or family who is fleeing, or is attempting to flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking. It includes cases where an individual or family reasonably believes that there is a threat of imminent harm from further violence due to dangerous or life-threatening conditions that relate to violence against the individual or a family member, including a child, that has either taken place within the individual's or family's primary nighttime residence or has made the individual or family afraid to return or remain within the same dwelling unit

- In 2021, the Women’s Center served 119 individuals (81 adults and 38 children) providing 224 adult bed nights and 45 children bed nights (48% white, 45% black residents served).
- In 2021, Alive served 178 individuals (160 adults and 18 children) providing 47 adult bed nights and 67 children bed nights (74% white, 14% black residents served).
- In 2021, Turning Point served 32 individuals, providing 3010 bed nights.
- Most of the victims are 30-40 years of age (St. Charles County Domestic Violence Board 2021 Reports).
- According to 2022 PIT counts, there were **58 domestic violence victims** in 2021 (43 sheltered, 13 unsheltered, 1 other permanent housing) (Community Council of St. Charles).

3.3.4 Residents living in housing instability or in unstable housing situations

Other Families Requiring Services/Housing Assistance to Prevent Homelessness:

Households (i.e., individuals and families) who:

have previously been qualified as “homeless” as defined in 24 CFR 91.5;

- are currently housed due to temporary or emergency assistance, including financial assistance, services, temporary rental assistance or some type of other assistance to allow the household to be house; and
- need additional housing assistance or supportive services to avoid a return to homelessness.

According to PIT 2022 counts, there are **230 sheltered homeless persons** in the St. Charles County community. (50 sheltered homeless persons in O’Fallon)

At Greatest Risk of Housing Instability means a household that has:

- an annual income \leq 30% of area median income and is experiencing severe cost burden (i.e., is paying more than 50% of monthly household income toward housing costs); **OR**
- an annual income \leq 50% of area median income and meets one of the seven conditions outlined in the McKinney Vento Homeless Assistance Act in 24 CFR 91.5;

According to HUD’s 2015-2019 CHAS data, there are **5,885 ELI households** experiencing severe housing cost-burden. Of these 5,885 households, **3,220 are renter-occupied**. Of the VLI St. Charles County households (12,635), **2,715** experience severe housing cost-burden, of which **845** (31% of 4,770¹¹ renter households) are renter-occupied households. Based on Coordinated Entry assessments, it is estimated that **330** of these households lack sufficient access to resources and support networks.

Income by Cost Burden (Renters only)	Cost burden > 30%	Cost burden > 50%	Total
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¹¹ St. Charles County has **4,770 renter households** with incomes between **30-50% AMI**, which is **17%** of all St. Charles’s renter households.

Household Income <= 30% HAMFI	3,795	3,220	4,885
Household Income >30% to <=50% HAMFI	3,595	845	4,770
Low and Very-Low Income Households	7,390	4,065	9,655
Household Income >50% to <=80% HAMFI	2,270	260	6,860
LMI Households	9,660	4,325	16,515
Income by Cost Burden (Owners and Renters)	Cost burden > 30%	Cost burden > 50%	Total
Household Income <= 30% HAMFI	7,575	5,885	9,545
Household Income >30% to <=50% HAMFI	7,895	2,715	12,635
Low and Very-Low Income Households	15,470	8,600	22,180
Low and Very-Low Income Households	70%	39%	
Household Income >50% to <=80% HAMFI	7,580	1,080	23,920
LMI Households	23,050	9,680	46,100

Table 5.1: Housing Cost-Burden by Income Groups

Data Sources: St. Charles County; Missouri Year Selected: CHAS 2015-2019

According to HUD's 2015-2019 CHAS data, there are **1240 ELI households in O'Fallon** experiencing severe housing cost-burden. Of these **1,240** households, **720 are renter-occupied**. Of the VLI St. O'Fallon households (2325), **625** experience severe housing cost-burden, of which **200** are renter-occupied households.

Income by Cost Burden (Renters only)	Cost burden > 30%	Cost burden > 50%	Total
Household Income <= 30% HAMFI	795	720	970
Household Income >30% to <=50% HAMFI	775	200	885
Low and Very-Low Income Households	1570	920	1855
Household Income >50% to <=80% HAMFI	440	60	1,230
LMI Households	2010	980	3085
Income by Cost Burden (Owners and Renters)	Cost burden > 30%	Cost burden > 50%	Total
Household Income <= 30% HAMFI	1,400	1,240	1,710
Household Income >30% to <=50% HAMFI	1,635	625	2,325
Low and Very-Low Income Households	3,035	1,865	4,035
Low and Very-Low Income Households	75%		
Household Income >50% to <=80% HAMFI	1,510	150	4,610
LMI Households	4,545	2,015	8,645

Table 5.2: Housing Cost-Burden by Income Groups

Data Sources: St. Charles County; Missouri Year Selected: CHAS 2015-2019, ACS

Housing Gap

All housing service providers highlighted the need for more affordable rental units, specifically indicating that affordable rental production and affordable housing is the primary area of concern.

Community Council estimates 315 units are needed to house all currently homeless families and 290 units are needed to house homeless adults. This is estimated using the by-name (Housing Prioritization) list.

Affordable rental housing unit gap for qualifying populations is estimated to be between 2929 and 3,125¹², roughly around 3000 units.

Affordable Rental Unit Gap	Based on 2014-2018	Based on 2015-2019
Renter Households with Income <30% AMI paying more than 50% of income for rent, including utilities (ELI)	2,845	3,220
Renter Households with Income 30% to 50% AMI paying more than 50% of income for rent, including utilities (VLI)	1,460	845
A. Renter Households with Income < 50% AMI paying more than 50% of income for rent, including utilities (ELI and	4,305	4,065
B. Number of rental units where monthly housing costs are less than \$500 (ACS 2020, ACS 2021)	1,180	1,136
Total Affordable Rental Unit	3,125	2,929

Table 6: Affordable Rental Unit Gap calculation

Data Sources: St. Charles County; Missouri Year Selected: CHAS 2014-2018, 2015-2019; ACS 2016-2020, 2017-2021.

3.4 The unmet housing and service needs of qualifying populations

Describe the unmet housing and service needs of qualifying populations, including but not limited to:

- *Sheltered and unsheltered homeless populations;*
- *Those currently housed populations at risk of homelessness;*
- *Other families requiring services or housing assistance or to prevent homelessness; and,*
- *Those at greatest risk of housing instability or in unstable housing situations:*

¹² For persons under 50%AMI, there are 4,305 extremely cost burdened persons and there are 4,395 (2,900 plus 1,495) under 50% AMI households that have severe housing problems¹². As public consultation process indicates, there is an extreme additional need in St. Charles for rental assistance and wrap around or supportive services to assist households who are living in housing instability or that have recently received housing assistance due to COVID-19 impacts. This means that at least 4,300 households are in housing instability, that require some kind of housing intervention. As ACS estimates indicate that there are around 1,418 units with a rent below \$500; 1,118 units housing costs below \$500

¹³ Total number of VLI and ELI renter households: **8,575** (57% of 15,070¹³ all LMI renter households in the County)

Total number of cost burdened VLI and ELI renter households: **6,840** (80 % of 8,575)

Total number of extremely cost burdened VLI and ELI renter households: **4,305** (62 % of 6,840)

Although the needs of each qualifying population are unique, there are both common needs and challenges impacting all the identified groups. Common needs include a flexible response system, affordable, available housing, and supportive services that prevent homelessness and housing instability. Common challenges to addressing these needs include:

- lack of affordable housing
- lack of emergency shelter
- not enough case managers (staff need)
- no incentive for landlords or property owners to work with the people
- misinformation and lack of community understanding about homelessness –
- crisis mentality-
- not enough administrative help to support the programs
- lack of transportation
- past evictions
- past criminal activity
- lack of income
- untreated medical issues
- lack of identifying information (ss card, ID, birth certificate)
- mental health/substance abuse-
- Access to cell phones/cell phone minutes to maintain communication with service providers.

Priority needs for qualifying populations are:

- Affordable rental housing, including permanent supportive housing
- Non-congregate shelter
- Supportive services include:
 - Housing navigation, Housing search and counseling assistance
 - Landlord-tenant liaison services
 - Case management
 - Childcare
 - Education services
 - Employment assistance and job training
 - Life skills training
 - Mental health services
 - Outpatient health services
 - Outreach services
 - Substance abuse treatment services
 - Transportation, including vehicle repairs and gas etc.
 - Credit repair
 - Services for special populations, including trauma-informed services
 - Financial assistance to secure stable housing, such as rental application fees, security and utility deposits, and first and last month's rent.
 - Legal services

3.4.1 Homeless Populations

There is a significant unmet need for emergency shelter for those who are literally homeless. There is only one shelter in the Tri-county area for women and children, and there are no shelters for homeless men. COVID funding allowed the Community Council of St. Charles County to provide some emergency non-congregate sheltering in motels, but it is anticipated that these funds will be expended by the end of 2022. Additional motel funding will be needed to bridge the shelter gap to maintain current COC performance.

Over the past year, there has been significant support and commitment from municipal leaders to invest in short-and long-term housing solutions for St. Charles County's homeless neighbors. A St. Charles City mayoral-appointed task force, under COC leadership, engaged City of Refuge from Atlanta, GA as a consultant to help develop a multiservice project incorporating short-and-long term shelter, health and mental health services, substance use treatment, and employment training opportunities. Endorsement has been secured from the St. Charles City Council, as well as other local elected officials/municipalities, COC leadership, and other stakeholders. Most recently, stakeholders have signed letters of support for St. Charles City to apply for up to \$10M in State American Rescue Plan Act (ARPA) funding for this project. Listening sessions with over 30 church and civic organizations, community groups, and non-profit organizations, helped shape and focus the project, as well as to secure funding commitments for operational support.

The process of resolving unsheltered homelessness is entrenched and complicated. Resolution takes longer and is more involved than that of emergency, crisis shelter solutions. Sts. Joachim and Ann care Service's Street Outreach Team meets with about 300 street homeless individuals annually. There is a percentage of the community's unsheltered homeless population that has been literally homeless for over 10 years. This segment of the community's homeless population is interested in shelter and would more willingly accept support items, like food and new socks.

Recent analysis of homelessness data reveals that the primary risk factors in first time homelessness in St Charles County are having an income below 50% of poverty level and/or being a single parent female. The vast majority are low income, and 58% are female.

3.4.2 Individuals and Families at Risk of Homelessness

Individuals and families at risk of homelessness need housing assistance that varies from eviction assistance, diversion assistance, rent and utility assistance, and other types of supportive services. Such supportive services include:

- Short-term subsidies to defray rent and utility arrearages for families that have received eviction or utility termination notices or are experiencing a hardship that may lead to homelessness.
- Security deposits and first month's rent to permit homeless families to move into their own apartment.
- Case management services geared towards problem solving and rapid resolution for people receiving diversion services.
- Mortgage payments.

- Rapid resolution case management and/or mediation services.

Rents have increased dramatically over the past year, even among previous Low Income Housing Tax Credit (LIHTC) properties, disrupting many formerly stable households. The COC is also now working with area Courts and the Sheriff's office to monitor and prevent evictions. Coordinated Entry staffing was increased to strengthen the assessment process, including improved targeting resources and referrals for persons at imminent risk of homelessness.

Agencies within the Coordinated Entry System secured prevention funding for highest need households. The COC focus on eviction prevention resulted in a 61% reduction in evictions in 2021, and a 76% reduction in evictions overall from 2019-2021. However, there is a growing need and these efforts require continued financial support for the Coordinated Entry System.

3.4.3 Fleeing or attempting to flee domestic violence or human trafficking

There is one emergency shelter (PFH -Woman's center) located in St. Charles County that serves domestic violence victims and their family members. The agency provides housing accommodations and a variety of wrap-around services, such as counseling and advocacy assistance. Domestic violence and human trafficking survivors often lack easy access to short-term shelter, to medical and psychological services, and networks to connect to job opportunities. Without economic independence, many survivors are caught in abusive relationships and the gains they make with traditional social services are not fully realized. Creating better access to short-term shelter, housing, and supportive services will help stabilize this qualifying population.

3.4.4 Residents living in housing instability or in unstable housing situations

Residents who have been previously homeless or who rely on rental assistance often need financial assistance to continue for a longer period than is permitted. Funding for such existing services and housing assistance programs is critical to ensuring housing. Additionally, St. Charles County lacks affordable housing options for residents in need. The community's neighbors living in housing instability need financial literacy assistance, to increase incomes, build savings, and acquire assets. The COC is aware of this need, and CE and COC members proactively coach low-income persons, providing key information regarding how to leverage community supports like food pantries, utility assistance, and employment services to increase income and reduce returns to homelessness. Current returns to homelessness rates are about 10% over two years. The COC's highest returns to homelessness are from persons voluntarily exiting shelter and transitional programs before attaining permanent housing. The shelter providers, COC and CE are all working to better address permanent housing at shelter intake.

3.5 The current resources available to assist qualifying populations

Identify and consider the current resources available to assist qualifying populations, including congregate and non-congregate shelter units, supportive services, TBRA, and affordable and permanent supportive rental housing:

The St. Charles Urban County receives an annual allocation of approximately \$2 million in federal formula grant funding through the Community Development Block Grant (CDBG), and HOME Investment Partnerships (HOME) Grant and COC grants, and \$4M for Housing Choice Voucher program. The Urban County also provides \$300,000-\$400,000 of Housing and Indigent funding to local non-profit agencies annually.

The City of O'Fallon receives roughly \$500,000 in CDBG and HOME funds annually. The St. Charles Urban County and the City of O'Fallon utilize their CDBG and HOME funds to assist families with obtaining affordable homes, supportive services, rental assistance, transportation assistance, and other services. These services can and often benefit qualifying populations. Although the St. Charles Urban County and the City of O'Fallon use CDBG to fund public services to the greatest extent possible, which can help stabilize individuals and families by providing services like healthcare, childcare, job training, and homeless service, there is a regulatory 15% Public Services cap of the total CDBG allocation. Continuum of Care collaborative projects in the amount of \$492,806 annually provide following services:

- Community Council - funding for HMIS, COC Planning, and Coordinated Entry (in addition to the Homeless Management Information System (HMIS) expansion grant)
- Compass Health - permanent supportive housing grant (19 units)
- Youth in Need - funding to support youth in rapid rehousing (6 units)
- Sts. Joachim and Ann - rapid rehousing funding (5 units)

In St Charles County, there are a total of 4,958 Affordable Housing Units for very low-income households. This includes low-income housing apartments, income-based apartments, and rent subsidized apartments.

There are thirty-three (33) low-income housing apartment communities offering **2,213**¹⁴ affordable apartments for rent in St Charles County, Missouri.

St Charles County features **707 income-based apartments**, where tenants typically pay no more than 30% of their income towards rent and utilities.

There are **1,592 rent-subsidized apartments** that do not provide direct rental assistance but remain affordable to low-income households in St Charles County.

Since 2018, there has been **NO** LIHTC subsidized housing production, according to HUD data. In 2018, Aspen Trails 2 (St. Peters, 38 units) opened, and in 2017, Hillman Place 2 (O'Fallon, 56 units), following five other projects in St. Peters, Lake St. Louis, Wentzville, Dardenne Prairie, St. Charles in 2016¹⁵.

The following four projects are listed with no info on the dates: CCRC of O'Fallon, O'Fallon Lakes apartments, Villas at Peruque Hills, Gentemann 3 (Senior).

In St Charles County, the total number of Affordable Housing Units provided for LMI households is **4,598** (total of low-income housing apartments, income-based apartments, rent subsidized

¹⁴ According to HUD sources LMI units by LITECH seems to be between 2,175 and 2,213. <https://hudgis-hud.opendata.arcgis.com/datasets/HUD::low-income-housing-tax-credit-properties/about>

¹⁵ There is West Clay Senior Living listed as started service in 2020 in one HUD document; it is the second phase. Otherwise it is listed as 2016)

apartments). ACS 2020 estimates that **the number of rental units with housing costs under \$800 is 5,490.**

Affordable Units Inventory	
The number of low-income housing apartment community units (33 communities)	2,213
The number of income-based apartments (tenants typically pay no more than 30% of their income towards rent and	707
The number of rent subsidized apartments (These do not provide direct rental assistance but remain affordable to low-income households in St Charles County)	1,592
Total Affordable Rental Unit	4,512
The number of apartment units that accept vouchers (13; there is a drop from 33)	1200-2000
# of LITECH Units	2175-2213
The number of units with monthly costs under \$800 (ACS 2020)	5,490

Table 7: Affordable Units Inventory

Data Source: Estimates from internet search <https://affordablehousingonline.com/housing-search/Missouri/St-Charles-County>2. ACS 2020 3. HUD LITECH Inventory <https://hudgis-hud.opendata.arcgis.com/datasets/HUD::low-income-housing-tax-credit-properties/about> 4. NECAC Consultation on landlords accepting vouchers 5. SJA – Housing Locator List

3.6 Gaps within the current shelter, housing inventory, the service delivery system:

Identify any gaps within the current shelter and housing inventory as well as the service delivery system:

Based on the gap analysis tables provided above, the most significant gap is in affordable housing for households at risk of homelessness, for whom there is a 3,125-unit gap. The CHAS data used for this table indicates that there are only enough affordable units for 27% of this population.

The Tri-County Continuum of Care (COC) collaborates with non-profit organizations to analyze existing needs to assist in identifying funding gaps and other gaps in services. The Homeless Point in Time Count, organized by the COC, annually assesses the characteristics of the homeless population in the region. Overall, **843 persons (474 households)** are currently on the housing prioritization list (**literally homeless**). **This is a 23% increase over the past year. Most of these households are not in shelter. (72% is in St. Charles County).** The COC lists the **observed trends as follows:**

- **23% increase in literally homeless households from 2021-2022**
- Rehousing rate dropped from **62% to 30%**
- **A large increase in persons who are physically and medically fragile without housing**
- Households that used to be rapidly rehoused are now waiting for units
- Decreasing the number of persons who are chronically homeless, as well as persons with mental health needs.
- Increasing the number of persons with developmental disabilities
- Coordinated Entry assessed **30%** more households in 2021

3.7 Characteristics of housing associated with instability and an increased risk of homelessness

Identify the characteristics of housing associated with instability and an increased risk of homelessness if the PJ will include such conditions in its definition of “other populations” as established in the HOME-ARP Notice:

The previous history of homelessness is the main indicator of households falling into homelessness from a place of housing instability. Homeless assistance is generally the last resort for households in extreme poverty with few resources of their own and limited connections to others who could offer temporary, emergency support.

3.8 Priority needs for qualifying populations:

Identify priority needs for qualifying populations:

HOME-ARP qualifying populations often have overlapping needs. The needs may vary amongst these QPs. The COC lists the overall priorities as follows and this is same for O’Fallon:

- 1) **Affordable rental units that will accept vouchers/short term subsidies** – lack of availability has made this a critical issue. Agencies cannot rehouse neighbors, even with subsidies, due to lack of available units.
- 2) Funding to **maintain Coordinated Entry** services.
- 3) Continued support for an **emergency motel voucher & transportation program** when shelters are at capacity; **access to affordable motel units; shelter is especially needed for men, those with physical disabilities and/or special needs (mental health, substance abuse, autism) and medical respite care; non-congregate options are preferred by clients due to trauma.**
- 4) **Increased street outreach services and case management for targeted high-risk households that have been rehoused.**
- 5) More intensive housing navigation, follow-up, and landlord support for housing persons with high vulnerability scores.
- 6) Continued need for **flexible homeless prevention funding** to maintain people in their homes, especially due to limited rehousing options.
- 7) Additional supportive services to include locations to shower; laundry, weather shelters, transportation, cell phones/minutes for clients; mental health, legal services, and job search & job start assistance.

3.8.1 Homeless or At-Risk of Homelessness Populations

The Tri-County COC identifies and prioritizes the needs of the homeless population. The COC's Strategic Plan outlines goals that address the needs of homeless veterans, people experiencing chronic or near chronic homelessness, homeless families, and youth. The needs of each group generally overlap. Those who are experiencing or are at-risk of homelessness need more affordable housing and shelter options that provide short-term, mid-term, and long-term interventions. Those who are at-risk of homelessness have a demonstrated need for homelessness prevention and stabilizing services, while those who are currently homeless or experiencing chronic homelessness need more case management services.

3.8.2 Domestic Violence Populations

Families or individuals fleeing domestic or dating violence need increased safety measures to minimize the risk of returning to unsafe residential environments. This qualified population has a critical need for temporary shelter, for safe harboring, and supportive services to help them transition to permanent supportive housing. These families and individuals also need legal advocacy, childcare, employment services, and case management. The issues present in DV homeless population grew during the pandemic. There was a marked increase in survivors requiring with mental health and substance use disorder services. An additional barrier is the lack of affordable housing and public transportation within the County.

3.8.3 Residents living in housing instability or in unstable housing situations

Residents living in unaffordable or unsafe homes have many needs and face compounded challenges. These households need support staying housed. While many families may gain stability through rental assistance, other families need more housing options that are safe and affordable. However, most of these households will also need a livable wage and supportive services to create long-term self-sufficiency.

3.9 Methodology

Explain how the level of need and gaps in its shelter and housing inventory and service delivery systems based on the data presented in the plan were determined:

The gaps in services and programs needed to provide shelter, housing, and services were determined using data from multiple sources. This plan identifies gaps and needs by analyzing quantitative data from the state and federal government (Comprehensive Housing Affordability Strategy, American Community Survey), data gathered from local service providers and institutions (Point in Time Count, Housing Inventory Count, annual CAB reporting). The analysis was supported by the qualitative interviews and surveys from local experts and service providers, as well as the public. These data sources presented the local needs which have been highlighted for the last years through a variety of reports and meetings, including the Housing Summit 2022, Master Plan 2030, and Analysis of Impediments to Fair Housing Report. Taken together, these various data sources provided a holistic view into the local qualified populations and their needs.

4. HOME-ARP Activities

Describe the method(s) that will be used for soliciting applications for funding and/or selecting developers, service providers, subrecipients and/or contractors:

The St. Louis County will release a NOFA for the Collaborative HOME-ARP project once the HOME-ARP Allocation Plan is approved by HUD. The NOFA process will be administered by St. Louis County, the lead agency for HOME Consortium. The NOFA will allow applicants to state their requested funding amount, indicate which HOME-ARP activity (or list of activities) the funds will be used for, and state how their proposal will meet the needs articulated in this plan.

Describe whether the PJ will administer eligible activities directly:

The St. Charles Urban County and the City of O'Fallon will not administer any eligible activities directly. Individual agencies will be eligible to respond to the NOFA released by St. Louis County. No other Consortium member will administer directly any activities or processes.

If any portion of the PJ's HOME-ARP administrative funds are provided to a subrecipient or contractor prior to HUD's acceptance of the HOME-ARP allocation plan because the subrecipient or contractor is responsible for the administration of the PJ's entire HOME-ARP grant, identify the subrecipient or contractor and describe its role and responsibilities in administering all of the PJ's HOME-ARP program:

No portion of the PJ's HOME-ARP administrative funds are provided to a subrecipient or contractor prior to HUD's acceptance of the HOME-ARP allocation plan.

Use of HOME-ARP Funding

	Funding Amount	Percent of the Grant	Statutory Limit
Supportive Services	\$360,000.00		
Acquisition and Development of Non-Congregate Shelters			
Tenant Based Rental Assistance (TBRA)			
Development of Affordable Rental	\$1,085,984.00		
Non-Profit Operating	\$180,000.00	STCO	5%
Non-Profit Capacity Building	\$180,000.00	STCO	5%
Total Allocation for projects	\$1,805,984.00		
Administration and Planning	To be determined by STCO	STCO	15%
Total HOME ARP Allocation	To be determined by STCO	100%	100%

Table 8: Use of HOME-ARP Funding

Additional narrative, if applicable:

Table 4 shows the HOME-ARP budget, which indicates the amount of HOME-ARP funding that St. Louis County (STLCO) allocated for eligible HOME-ARP activities.

Describe how the PJ will distribute HOME-ARP funds in accordance with its priority needs identified in its needs assessment and gap analysis:

St. Charles County's priority need is affordable housing unit production in all studies and reports.

Supportive activities, rental assistance and shelter for homeless people are identified as additional needs. St Charles County will primarily allocate its HOME-ARP funds for the development of affordable housing rental housing that is expected to include supportive services for the tenants. Emergency vouchers will not be used. The funds that will include the administration and planning of the HOME-ARP funds and will also provide the infrastructure for recipient organizations to administer services, including through capacity building, staffing, and other expenses for effectively delivering the funded services. The Consortium lead, St Louis County, will release NOFAs, coordinate the ranking and review of applications with PJ's input on awards, and administer and monitor funded activity and projects.

Describe how the characteristics of the shelter and housing inventory, service delivery system, and the needs identified in the gap analysis provided a rationale for the plan to fund eligible activities:

The large gain in affordable housing for qualified populations, coupled with issues such as NIMBYism and willingness to rent to qualified populations led to significant investment in creating affordable housing units that would serve these qualifying populations.

The local service providers' needs such as staffing, capacity, and other funding limitations require investment in supportive services. Rental assistance has always been an avenue to ensure housing stability. Additionally, there are local efforts underway to create non-congregate shelter in St Charles County, requiring extensive funding. Being aware of all these needs, the St Charles Urban County and the City of O'Fallon will use the HOME-ARP funds to initially invest in the efforts to increase the affordable rental units.

4.1 HOME-ARP Production Housing Goals

Estimate the number of affordable rental housing units for qualifying populations that the PJ will produce or support with its HOME-ARP allocation:

The St. Charles Urban County and the City of O'Fallon will produce and support an estimated six-eight (6-8) affordable rental units with HOME-ARP funds. Support will include unit operating funds and supportive services for qualifying populations. Because most qualifying populations are also extremely low-income, the HOME- ARP affordable rental units will specifically address the need for rental units affordable to qualifying households. There will be no emergency vouchers for rental assistance

Using the \$1.8 million it has allocated toward Affordable Rental Housing, the St Charles Urban County and the City of O'Fallon plan to produce and support up to (8) new affordable housing units at \$226,000/unit, including other costs (Approximately \$135,000 for acquisition, up to \$45,000 for supportive services and \$45,000 for operating and capacity building for each unit). This is in line with HUD guidance on maximum HOME per-unit costs, where a 2-bedroom elevator unit can cost up to \$250,530.

If this HOME-ARP funding is spent on renovating existing housing, then the Consortium estimates that it could renovate up to 15 housing units (using inflation-adjusted estimates from this source).

Describe the specific affordable rental housing production goal that the PJ hopes to achieve and describe how the production goal will address the PJ's priority needs:

As described in the consultation process, the affordable housing produced with HOME-ARP funding will address the lack of area housing that is affordable, high quality, accessible, and available to low-

significantly increase the number of quality affordable housing units.

income households or those seeking public assistance. Building brand new units funded through

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HOME-ARP would ensure that these attributes are met, while renovations/rehabilitation would more

significantly increase the number of quality affordable housing units.

4.2 Preferences

Identify whether the PJ intends to give preference to one or more qualifying populations or a subpopulation within one or more qualifying populations for any eligible activity or project:

The St. Charles Urban County and the City of O’Fallon will not provide preferences to any population or subpopulation.

4.3 Referral Methods

PJs are not required to describe referral methods in the plan. However, if a PJ intends to use a coordinated entry (CE) process for referrals to a HOME-ARP project or activity, the PJ must ensure compliance with Section IV.C.2 of the Notice (page10).

A PJ may use only the CE for direct referrals to HOME-ARP projects and activities (as opposed to CE and other referral agencies or a waitlist) if the CE expands to accept all HOME-ARP qualifying populations and implements the preferences and prioritization established by the PJ in its HOME-ARP allocation plan. A direct referral is where the CE provides the eligible applicant directly to the PJ, subrecipient, or owner to receive HOME-ARP TBRA, supportive services, admittance to a HOME-ARP rental unit, or occupancy of a NCS unit. In comparison, an indirect referral is where a CE (or other referral source) refers an eligible applicant for placement to a project or activity waitlist. Eligible applicants are then selected for a HOME- ARP project or activity from the waitlist.

The PJ must require a project or activity to use CE along with other referral methods (as provided in Section IV.C.2.ii) or to use only a project/activity waiting list (as provided in Section IV.C.2.iii) if:

the CE does not have a sufficient number of qualifying individuals and families to refer to the PJ for the project or activity;

the CE does not include all HOME-ARP qualifying populations; or,

the CE fails to provide access and implement uniform referral processes in situations where a project’s geographic area(s) is broader than the geographic area(s) covered by the CE

*If a PJ uses a CE that prioritizes one or more qualifying populations or segments of qualifying populations (e.g., prioritizing assistance or units for chronically homeless individuals first, then prioritizing homeless youth second, followed by any other individuals qualifying as homeless, etc.) then this constitutes the use of preferences and a method of prioritization. To implement a CE with these preferences and priorities, the PJ **must** include the preferences and method of prioritization that the CE will use in the preferences section of their HOME-ARP allocation plan. Use of a CE with embedded preferences or methods of prioritization that are not contained in the PJ’s HOME-ARP allocation does not comply with Section IV.C.2 of the Notice (page10).*

N/A

Identify the referral methods that the PJ intends to use for its HOME-ARP projects and activities. PJ’s may use multiple referral methods in its HOME-ARP program. (Optional):

N/A

If the PJ intends to use the coordinated entry (CE) process established by the COC, describe whether all qualifying populations eligible for a project or activity will be included in the CE process, or the method by which all qualifying populations eligible for the project or activity will be covered. (Optional):

N/A

If the PJ intends to use the CE process established by the COC, describe the method of prioritization to be used by the CE. (Optional):

N/A

If the PJ intends to use both a CE process established by the COC and another referral method for a project or activity, describe any method of prioritization between the two referral methods, if any. (Optional):

N/A

4.4 Limitations in a HOME-ARP rental housing or NCS project

Describe whether the PJ intends to limit eligibility for a HOME-ARP rental housing or NCS project to a particular qualifying population or specific subpopulation of a qualifying population identified in section IV.A of the Notice:

The St Charles Urban County and the City of O’Fallon will not utilize any limitations for its HOME-ARP-funded projects.

If a PJ intends to implement a limitation, explain why the use of a limitation is necessary to address the unmet need or gap in benefits and services received by individuals and families in the qualifying population or subpopulation of qualifying population, consistent with the PJ’s needs assessment and gap analysis:

N/A

If a limitation was identified, describe how the PJ will address the unmet needs or gaps in benefits and services of the other qualifying populations that are not included in the limitation through the use of HOME-ARP funds (i.e., through another of the PJ’s HOME-ARP projects or activities):

N/A

4.5 HOME-ARP Refinancing Guidelines

If the PJ intends to use HOME-ARP funds to refinance existing debt secured by multifamily rental housing that is being rehabilitated with HOME-ARP funds, the PJ must state its HOME- ARP refinancing guidelines in accordance with [24 CFR 92.206\(b\)](#). The guidelines must describe the conditions under which the PJ will refinance existing debt for a HOME-ARP rental project, including:

The St. Charles Urban County and the City of O’Fallon do not intend to use HOME-ARP funds to refinance existing debt secured by multifamily rental housing that is being rehabilitated with HOME-ARP funds.

Establish a minimum level of rehabilitation per unit or a required ratio between rehabilitation and refinancing to demonstrate that rehabilitation of HOME-ARP rental housing is the primary eligible activity

N/A

Require a review of management practices to demonstrate that disinvestment in the property has not occurred; that the long-term needs of the project can be met; and that the feasibility of serving qualified populations for the minimum compliance period can be demonstrated.

N/A

State whether the new investment is being made to maintain current affordable units, create additional affordable units, or both.

N/A

Specify the required compliance period, whether it is the minimum 15 years or longer.

N/A

State that HOME-ARP funds cannot be used to refinance multifamily loans made or insured by any federal program, including CDBG.

HOME funds cannot be used to refinance multiple-family loans made or insured by any other federal program, including but not limited to, the Community Development Block Grant Program.

Other requirements in the PJ's guidelines, if applicable:

Properties for which refinancing is approved may be located anywhere within the corporate limits of the Consortium members.

5. Public Hearing Attachments

5.1 Public Hearing 1: 25 May 2022

PUBLIC NOTICE HOME-ARP Citizen Participation Hearing

The American Rescue Plan (ARP) provides \$5 billion to assist individuals or households who are homeless, at risk of homelessness, and other vulnerable populations, by providing housing, rental assistance, supportive services, and non-congregate shelter, to reduce homelessness and increase housing stability across the country. These grant funds will be administered through HUD's HOME Investment Partnerships Program (HOME).

The Urban County and City of O'Fallon were recently notified that they will receive HOME-ARP funds in the amount of **\$1,467,362** and **\$338,622** respectively. These funds will need to benefit the residents of Urban County (the cities of St. Peters, St. Charles, Lake Saint Louis, Cottleville, Wentzville, Weldon Spring, New Melle, St. Paul, Dardenne Prairie, and unincorporated areas of St. Charles County) and the City of O'Fallon.

St. Charles Urban County and City of O'Fallon seek your opinions to determine the most effective use of HOME-ARP funds to provide housing stability across the County. The community's opinions and perceptions are an important part of this planning process, and everyone is invited to participate. Your feedback will be used to help the Urban County and the City of O'Fallon decide how best to create programs and allocate funds. Public hearing and consultation are scheduled for the following date, time, and location:

**25. May. 2022, Wednesday
5:00-7:00 pm
(you can arrive any time)**

***St Charles County Spencer Road Branch – Community Commons,
427 Spencer Road, Room 240 & 243
St. Charles, MO 63376***

If you need special accommodations for the public hearing, including Limited English Proficiency assistance, please email planning@sccmo.org or call (636) 949-7335 at least 48 hours in advance to assure that accommodations may be made. The meeting will be held at an accessible location and the County will make every effort possible to provide reasonable accommodations.

Saint Charles County offers all interested citizens the opportunity to give written and/or verbal comments on public matters. The written comments may be mailed to the Department of Community Development, 201 N. Second Street-Suite 410, St. Charles, MO 63301, or sent by email to planning@sccmo.org or call (636) 949-7335. All comments should be received post marked by **June 10, 2022**.



Community Development Website

RE: HOME-ARP: Public meeting



Weiss, Sheila
To Turker, Pinar

Reply Reply All Forward

Tue 5/10/2022 10:40 AM

You replied to this message on 5/10/2022 11:30 AM.

ARP Meeting 1 - Public Notice St. Charles County-City of OFallon.docx 28 KB

Pinar,

This is posted here: <https://www.sccmo.org/203/25717/Community-Development>.

Best,



Sheila Weiss
Administrative Assistant

St. Charles County Government - Community Development
201 North Second Street, Suite 410, St. Charles, MO 63301
O 636-949-7900 ext. 7250 | F 636-949-1815 |
smweiss@sccmo.org

Newspaper: St. Charles Business Journal

AFFIDAVIT OF PUBLICATION

STATE OF MISSOURI
COUNTY OF ST. CHARLES

} S.S.

Page 1 of 2

Before the undersigned Notary Public personally appeared Lix Irwin on behalf of **ST. CHARLES CO. BUSINESS RECORD** who, being duly sworn, attests that said newspaper is qualified under the provisions of Missouri law governing public notices to publish, and did so publish, the notice annexed hereto, starting with the **May 10, 2022** edition and ending with the **May 10, 2022** edition, for a total of 1 publications:

05/10/2022

Lix Irwin
Subscribed & sworn before me this 10 day of May, 2022
(SEAL)

[Signature]
Notary Public



PUBLIC NOTICE HOME-ARP Citizen Participation Hearing

The American Rescue Plan (ARP) provides \$5 billion to assist individuals or households who are homeless, at risk of homelessness, and other vulnerable populations, by providing housing, rental assistance, supportive services, and non-congregate shelter, to reduce homelessness and increase housing stability across the country. These grant funds will be administered through HUD's HOME Investment Partnerships Program (HOME).

The Urban County and City of Ofallon were recently notified that they will receive HOME-ARP funds in the amount of \$1,467,362 and \$338,622 respectively. These funds will need to benefit the residents of Urban County (the cities of St. Peters, St. Charles, Lake Saint Louis, Carlsville, Wentzville, Wilden Spring, New Media, St. Paul, Dierker Pointe, and an incorporated area of St. Charles County) and the City of Ofallon.

St. Charles Urban County and City of Ofallon seek your opinions to determine the most effective use of HOME-ARP funds to provide housing stability across the County. The community's opinions and perceptions are an important part of this planning process, and everyone is invited to participate. Your feedback will be used to help the Urban County and the City of Ofallon decide how best to create programs and allocate funds. Public hearing and consultation are scheduled for the following date, time, and location:

25 May, 2022, Wednesday
5:00-7:00 pm
St Charles County Spencer Road Branch - Community Concerns,
427 Spencer Road, Room 240 & 241

St. Charles, MO 63378
If you need special accommodations for the public hearing, including limited English proficiency assistance, please email planning@sccho.org or

AFFIDAVIT OF PUBLICATION

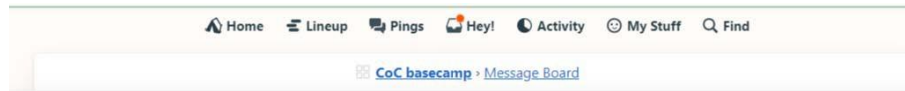
Page 2 of 2

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1211454 St. Charles May 10, 2022

Participating Jurisdictions mail List, City of O'Fallon, Minority Groups (NAACP), St Charles Community College, CoC basecamp, Housing Team Mail List, Community Assistance Board (CAB) and CAB Mail List, Public Libraries



HOME-ARP Public Notice (May 25, 2022 Wednesday)

PT Pinar Turker · May 10 · Notified 280 people

Hello,

St Charles County and City of O'Fallon will hold a public meeting for HOME-ARP funding to consult with the public before the preparation of draft HOME-Allocation Plan. The information is below:

PUBLIC NOTICE

[HOME-ARP Citizen Participation Hearing](#)

Wednesday, May 25, 2022

5:00-7:00 pm

(you can arrive any time)

St Charles County Spencer Road Branch – Community Commons

427 Spencer Road, Room 240 & 243

St. Charles, MO 63376

[HOME-ARP-Funding-Information](#)

Thank you,

HOME-ARP Public Notice (May 25, 2022): Your response needed

**Turker, Pinar**

Reply

Reply All

Forward

...

To: [City of St Paul](#), [Vernon Bauer](#); [City of Wentzville](#) - [Jessica Isaak](#); [City of Cottleville](#) - [Lindsay Jones](#); [City of Cottleville](#) - [Rich Francis](#); [City of Dardenne Prairie](#) - [James Knowlitz](#); [City of Lake St. Louis](#) - [Paul Markworth](#); [City of New Melle](#) - [Mayor Richard West](#); [City of St Charles](#) - [Kathleen Thompson](#); [City of St Peters](#) - [Lisa Medina](#); [City of Weldon Spring](#) - [Michael Padella](#); [City of Wentzville](#) - [Douglas Forbeck](#); [NAACP](#); [SCC COMMUNITY COLLEGE](#) - [Shannon Beahan](#)

Cc: [Alesia Jaeger](#), [CITY OF OFALLON](#)

 **ARP Meeting 1 - Public Notice St. Charles County-City of Ofallon.docx**
25 KB

Hello,

Could you please get the attached notice posted on your websites and send me a confirmation e-mail? Per HUD regulations, we need to document these confirmations.

PUBLIC NOTICE

[HOME-ARP Citizen Participation Hearing](#)

Wednesday, May 25, 2022

5:00-7:00 pm

(you can arrive any time)

St Charles County Spencer Road Branch – Community Commons

427 Spencer Road, Room 240 & 243

St. Charles, MO 63376

[HOME-ARP-Funding-Information](#)

Thank you and have a great day,



ST. CHARLES COUNTY
COMMUNITY DEVELOPMENT

Pinar Turker, Ph.D.
Community Services Grants Administrator

St. Charles County Government - Community Development
201 North Second Street, Suite 430, St. Charles, MO 63301
O 636-949-7900 ext. 7337 | F 949-1815 | pturker@sccmo.org



Communications Department Project Request Form

The Communications Department is happy to assist you with projects for your department, but please give us as much time as possible to complete your request!

Name of Requestor	Pinar Turker
Department/Division	Com. Development/Planning & Zoning
Requested Completion Date	5/20/22
Email Address	pturker@sccmo.org
Phone/Extension	7237
This request is for:	A new project.
Name and description of project	<p>HOME-ARP Public meeting Notice on Social Media</p> <p>Per the federal guidelines, we need the attached public hearing to be posted on County social media platforms. Could you please help?</p> <p>It is already posted at https://www.sccmo.org/203/Community-Development and the public notice is attached.</p>
Audience (i.e. employees, community leaders, etc.)	General Public

HOME-ARP Public Notice (May 25, 2022 Wednesday)

**Turker, Pinar**

[Reply](#) [Reply All](#) [Forward](#) [More](#)

To: [info@ddrb.org](#); [Dottie Kastigar, COMMUNITY COUNCIL](#); [Amy Armour, ST JOACHIM & ANN](#); [Beth Sailors, PFH](#); [Brad Lambert, CONNECTIONS TO SUCCESS](#); [Carrie Dina, NECAC](#); [Dawn Harrell, NECAC](#); [Dawn Hiatt, YOUTH IN NEED](#); [Dianne Mueller, CRISIS NURSERY](#); [Gary Busiek - SALVATION ARMY \(TSA.MidlandContracts@usc.salvationarmy.org\)](#); [Heather St Peter - BRIDGEWAY \(contractgrantwriting@pfh.org\)](#); [Jenna Conle, TRI-COUNTY](#); [Karen Ehlmann, VIM](#); [Karen Ford, NECAC](#); [Karleen Rogers, TRI-COUNTY](#); [Kathy Henderson, ST JOACHIM & ANN](#); [Kelly Broeker, PFH](#); [Alexis Jaegers, CITY OF OFALLON](#)

Cc: [Alexis Jaegers, CITY OF OFALLON](#)

 You forwarded this message on 5/11/2022 2:57 PM.

 **ARP Meeting 1 - Public Notice St. Charles County-City of Ofallon.docx**
28 KB

Hello,

St Charles County and City of O'Fallon will hold a public meeting for HOME-ARP funding to consult with the public before the preparation of draft HOME-Allocation Plan. The information is below (and attached):

PUBLIC NOTICE

HOME-ARP Citizen Participation Hearing

Wednesday, May 25, 2022

5:00-7:00 pm

(you can arrive any time)

St Charles County Spencer Road Branch – Community Commons

427 Spencer Road, Room 240 & 243

St. Charles, MO 63376

HOME-ARP-Funding-Information

Thank you,



Pinar Turker, Ph.D.

Community Services Grants Administrator

St. Charles County Government - Community Development

201 North Second Street, Suite 410, St. Charles, MO 63301

O 636-949-7900 ext. 7237 | F 949-1815 | pturker@sccmo.org



HOME-ARP (May 25, 2022 meeting): Public Hearing Notice



Turker, Pinar

To [Aaron Eller](#); [Jim Rhodes](#); [Asia Gross](#); [Earl Haug](#)

You forwarded this message on 11/16/2022 1:45 PM.



ARP Meeting 25.May.22 - Public Notice St. Charles County-City of OFallon.docx
28 KB

Reply

Reply All

Forward

Tue 5/10/2022 12:1

Hello,

I need to get the attached public notice to be physically displayed at the Library for public information. Could you please confirm if you were able to post the attached public notice and if there is anything you might need from me?

Thank you so much and have a great day,



Pinar Turker, Ph.D.

Community Services Grants Administrator

St. Charles County Government - Community Development

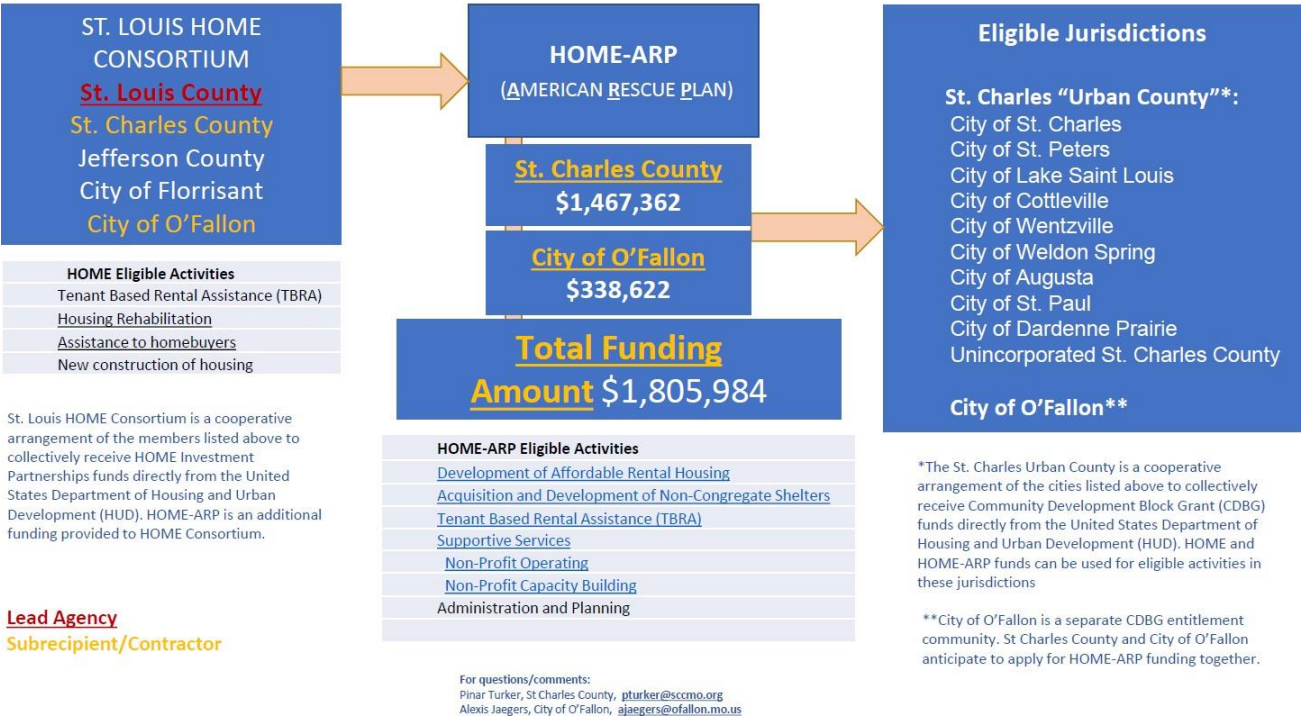
201 North Second Street, Suite 410, St. Charles, MO 63301

O 636-949-7900 ext. 7237 | F 949-1815 | pturker@sccmo.org



Information provided:

ST. CHARLES COUNTY, MO HOME-ARP FUNDING



Information on Home-ARP:

The American Rescue Plan (ARP) provides \$5 billion to assist individuals or households who are homeless, at risk of homelessness, and other vulnerable populations, by providing housing, rental assistance, supportive services, and non-congregate shelter, to reduce homelessness and increase housing stability across the country. These grant funds will be administered through HUD's HOME Investment Partnerships Program (HOME).

The Urban County and City of O'Fallon were notified that they will receive HOME-ARP funds in the amount of **\$1,467,362** and **\$338,622** respectively. These funds will need to benefit the residents of Urban County (the cities of St. Peters, St. Charles, Lake Saint Louis, Cottleville, Wentzville, Weldon Spring, New Melle, St. Paul, Dardenne Prairie, and unincorporated areas of St. Charles County) and the City of O'Fallon.

Qualifying Populations

HOME-ARP funds must be used to primarily benefit individuals or families from the following qualifying populations:

- Homeless, as defined in section 103(a) of the McKinney-Vento Homeless Assistance Act ([42 U.S.C. 11302\(a\)](#));
- At-risk of homelessness, as defined in section 401(1) of the McKinney-Vento Homeless Assistance Act ([42 U.S.C. 11360\(1\)](#));
- Fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking, as defined by the Secretary;
- In other populations where providing supportive services or assistance under section 212(a) of the Act ([42 U.S.C. 12742\(a\)](#)) would prevent the family's homelessness or would serve those with the greatest risk of housing instability;
- Veterans and families that include a veteran family member that meet one of the preceding criteria.

Eligible Activities

HOME-ARP funds can be used for the following activities.

- Production or Preservation of (Rental) Affordable Housing
- Tenant-Based Rental Assistance (TBRA)
- Supportive Services, including services defined at [24 CFR 578.53\(e\)](#), homeless prevention services, and housing counseling.
- Purchase and Development of Non-Congregate Shelter.
- Capacity Building of non-profits

Please see the following guides for the details of each activity:

- [HOME-ARP Non-congregate Shelter](#)
- [HOME-ARP Rental Housing](#)
- [HOME-ARP Tenant-Based Rental Assistance \(TBRA\)](#)
- [HOME-ARP Supportive Services](#)
- [HOME-ARP Operating Assistance & Capacity Building](#)

Questions/Comments:

Pinar Turker pturker@sccmo.org

Alexis Jaegers ajaegers@ofallon.mo.us

**Public Hearing – HOME-ARP
St. Charles Urban County and the City of O’Fallon
5.25.2022**

**St. Charles Urban County and the City of O'Fallon
HOME ARP**

Name:

Address:

Phone:

E-Mail:

Comments:



EQUAL HOUSING
OPPORTUNITY

Comments received: All comments received by e-mail are summarized in the plan

Compass Health	9/6/2022 11:34 AM	Microsoft Word D...	157 KB
HOME-ARP RESPONSE NECAC	5/23/2022 2:30 PM	Outlook Item	146 KB
HOME-ARP RESPONSE-NECAC	5/23/2022 2:30 PM	Microsoft Word D...	25 KB
RE_HOME-ARP_ Need Assessment (Compass Health)	9/2/2022 11:54 AM	Outlook Item	326 KB
RE_HOME-ARP_ Need Assessment (Domestic Violence)	5/18/2022 1:51 PM	Outlook Item	173 KB
RE_HOME-ARP_ Need Assessment (Housing)	5/23/2022 2:30 PM	Outlook Item	230 KB
RE_HOME-ARP_ Need Assessment (Persons with disabilities)	5/19/2022 1:59 PM	Outlook Item	169 KB
RE_HOME-ARP_ Need Assessment CC	6/1/2022 2:17 PM	Outlook Item	167 KB

FW: HOME-ARP: Need Assessment (Veteran Groups and others)

Turker, Pinar

To ['atullock@stpatrickcenter.org'](#); ['paul.kruse.1947@gmail.com'](#); ['info@veteransHomeCare.com'](#); ['gregschowe1972@gmail.com'](#); ['faith.haven.house@gmail.com'](#)

Cc [Alexis Jaegers, CITY OF OFALLON](#)

[Click here to download pictures.](#) To help protect your privacy, Outlook prevented automatic download of some pictures in this message.

ARP Meeting 25.May.22 - Public Notice St. Charles County-City of OFallon.pdf
.pdf File

Reply

Reply All

Forward

...

Wed 5/18/2022 1:15 PM

Hello,

St. Charles Urban County and City of O'Fallon need your help to determine the most effective use of HOME-ARP funds to provide housing stability across the County. Could you please answer the following questions for your Agency's target population? Your answers will help us to better prepare HOME-ARP Allocation Plan.

- Which qualifying populations does your organization serve? (Please see list below)
- Could you please describe the unmet housing and service needs of qualifying populations you serve?
- What kind of challenges do you encounter when serving these populations?
- Could you please describe the service gaps you observe?
- Would you be interested in applying for any of the eligible activities listed below if funding is available?
- Would you be interested in applying for non-profit capacity building or non-profit operating assistance funding if funding is available?
- Do you have specific projects that you need funding? (Please provide details)

Also we would like to invite you to the public meeting for a more detailed discussion (The public notice is attached)

Thank you so much,

HOME-ARP Citizen Participation Hearing

Wednesday, May 25, 2022

St Charles County Spencer Road Branch – Community Commons

427 Spencer Road, Room 240 & 243

St. Charles, MO 63376

5:00-7:00 pm

The HOME-ARP Public Hearing was held Open House style, with many great roundtable discussions.

Dottie Kastigar with the Community Council of St. Charles County opened conversations by walking through the scoring of the Continuum of Care (COC), and that numbers were up because of the motel stays during COVID. These figures opened discussion regarding the specificity of the funding, about affordable housing needs made complete with wrap-around services and highlighted the upcoming Non-Congregate Shelter discussion on June 10th. This project will depend on how it is funded, and how the units. It is not yet completed categorized.

There is consensus, “In this community, it is so hard to get it done”, and “its one time, but it’s a starting point”.

Other programs like federal DR funds were discussed because DR funded programs cannot displace residents, and because of the growing need for affordable housing production. It was asked and discussed whether DR could piggy-back with HOME-ARP funds. The County has proposed the buy-out of 108 household buy-out, targeting 900 households as outreach, but not sure if everyone meets the program criteria, and how this could tie to HOME-ARP Qualifying Populations and eligible expenses.

One attendee noted, “It all has to do with declining number of units” and looking at other plans/funding sources.

There was much discussion regarding the DR process (in real time and after the fact), regarding first responders to a disaster, and second responders, who captures the information and the sometimes-siloed responsibilities of those agencies during times of disaster.

As far as displacement, neighbors called as soon as displaced, calling Coordinated Entry instead of the following the designated COAD process, and if neighbors didn't access a stay through the Coordinated Entry system, their information was not captured. Luckily, most were homeowners, making the process a little easier to uncover who was in need. Also discussed was the inability (and the need to) discern who was calling due to housing crisis and who was calling due to disaster displacement.

In short, a strategy is needed for this DR/displacement process, and there was discussion as to how that could relate to the HOME-ARP Allocation Plan, Qualifying Populations, and neighbors in need.

Pinar Turker, with the St. Charles Urban County discussed the HOME-ARP timeline, how the process works with St. Louis County, and the expenditure deadline.

One attendee shared that there are a lot of plans in our community, and that there was a need for a comprehensive plan for all. Dottie stated, "what I don't like is lost data".

Questions regarding the capacity of Coordinated Entry re: HOME-ARP Allocation plan possibilities and DR funding/displacement and what agencies can partner to ensure no one is overlooked.

There are no current available units for Housing Choice Vouchers.

Discussion was had regarding the acquisition and purchase of the old Rodeway Inn for non-congregate shelter and/or transitional housing, and/or permanent supportive housing.

Springfield, MO's affordable housing projects were referenced; but St. Charles County and City's ordinances and regulations are far more restrictive.

One attendee asked, "are there commercial property options?" for HOME-ARP possible projects.

Discussion was raised regarding verbiage, attainable housing vs. affordable housing, and the recent Missouri legislation that was passed criminalizing homelessness at the state level. Passed this law, and the money now cannot be used to assist with affordable rental. This conversation led to the acknowledgement that additional

education is needed, within the community and for elected officials, and how a housing strategy plan based on populations and AMI breakdowns would be helpful.

NECAC's home repair and weatherization program was mentioned.

Social service agencies identified the following issues:

- Capacity
- Infrastructure/systems
- People (number of staff, increased volume of need)
- Auditing – capacity

Agencies identified the following successes:

- Specialty vouchers
- Partnerships – primarily the Sts. Joachim & Ann and NECAC Partnership

Agencies identified the following areas of concern/require attention:

- Duplication of benefits
- SAFHR
- Mapping/locating neighbor's geographic location

The open house concluded at 7 p.m.

5.2 Public Hearing 2: 18 Nov 2022

PUBLIC NOTICE **HOME-ARP Citizen Participation Hearing**

The American Rescue Plan (ARP) provides \$5 billion to assist individuals or households who are homeless, at risk of homelessness, and other vulnerable populations, by providing housing, rental assistance, supportive services, and non-congregate shelter, to reduce homelessness and increase housing stability across the country. These grant funds will be administered through HUD's HOME Investment Partnerships Program (HOME).

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St. Charles Urban County and City of O'Fallon seek your opinions on the draft HOME Allocation Plan that determines the use of HOME-ARP funds to provide housing stability across the County. The draft plan is available at <https://www.sccmo.org/DocumentCenter/View/19849/HOME-ARP-Allocation-Plan-draft-v10312022>. Public hearing and consultation are scheduled for the following date, time, and location:

18. Nov. 2022, Friday
9:00-10:30 am

*Faith Covenant Ministries – Family Vision Library,
2020 Parkway Dr.
St. Peters, MO 63376*

If you need special accommodations for the public hearing, including Limited English Proficiency assistance, please email planning@sccmo.org or call (636) 949-7335 at least 48 hours in advance to assure that accommodations may be made. The meeting will be held at an accessible location and the County will make every effort possible to provide reasonable accommodations.

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Community Development Website

RE: HOME-ARP Draft plan Public Notice website posting required



Weiss, Sheila

To: ✓ Turker, Pinar

You replied to this message on 11/3/2022 12:46 PM.

Reply Reply All Forward

Thu 11/3/2022 11:54

Pinar,

This is posted here: <https://www.sccmo.org/203/26456/Community-Development>.

Best,



Sheila Weiss
Administrative Assistant
St. Charles County Government - Community Development
201 North Second Street, Suite 410, St. Charles, MO 63301
O 636-949-7900 ext. 7250 | F 636-949-1815 |
smweiss@sccmo.org



AFFIDAVIT OF PUBLICATION

STATE OF MISSOURI

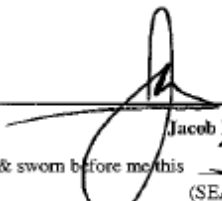
COUNTY OF ST. CHARLES

} S.S.

Page 1 of 2

Before the undersigned Notary Public personally appeared **Jacob Beran** on behalf of **ST. CHARLES CO. BUSINESS RECORD** who, being duly sworn, attests that said newspaper is qualified under the provisions of Missouri law governing public notices to publish, and did so publish, the notice annexed hereto, starting with the **November 02, 2022** edition and ending with the **November 02, 2022** edition, for a total of 1 publications:

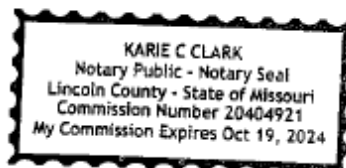
11/02/2022



Jacob Beran
Subscribed & sworn before me this 3 day of Nov, 2022
(SEAL)



Karie C. Clark
Notary Public



PUBLIC NOTICE

HOME-ARP Citizen Participation Hearing

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18. Nov. 2022, Friday

9:00-10:30 pm

Faith Covenant Ministries -

Family Vision Library,

2020 Parkway Dr.

St. Peters, MO 63376

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Participating Jurisdictions mail List, City of O'Fallon, Minority Groups (NAACP), St Charles Community College, CoC basecamp, Housing Team Mail List, Community Assistance Board (CAB) and CAB Mail List, Public Libraries

RE: HOME-ARP Public Notice (Nov 18, 2022): Your response needed



Turker, Pinar

To: [City of St Paul](#), [Vernon Bauer](#); [City of Wentzville](#) - [Jessica Isaak](#); [City of Cottleville](#) - [Lindsay Jones](#); [City of Cottleville](#) - [Rich Francis](#); [City of Dardenne Prairie](#) - [James Knowles](#); [City of Lake St. Louis](#) - [Paul Markworth](#); [City of New Melle](#) - [Mayor Richard West](#); [City of St Charles](#) - [Kathleen Thompson](#); [City of St Peters](#) - [Lisa Medina](#); [City of Weldon Spring](#) - [Michael Padella](#); [City of Weldon Springs](#), [Bill Hanks](#); [City of Wentzville](#) - [Douglas Forbeck](#); [Diane Clair](#), [NECAC](#); [James L. LeNoir](#), [NAACP](#); [PHA](#) - [City of St. Charles](#), [Mary Clements](#); [SCC COMMUNITY COLLEGE](#) - [Shannon Beahan](#)

Cc: [Alexis Jaegers](#), [CITY OF OFALLON](#)

Thu 11/3/2022 9:4

You forwarded this message on 11/3/2022 11:36 AM.



ARP Meeting 18.Nov.22 - Public Notice St. Charles County-City of OFallon.docx 28 KB



HOME-ARP-Allocation-Plan-draft v10.31.2022.pdf 541 KB

Hello,

Could you please get the attached notice posted on your websites and send me a confirmation e-mail? Per HUD regulations, we need to document these confirmations.

PUBLIC NOTICE

HOME-ARP Citizen Participation Hearing

18. Nov. 2022, Friday
9:00-10:30am

Faith Covenant Ministries – Family Vision Library
2020 Parkway Dr.
St. Peters, MO 63376

HOME-ARP-Funding-Information

HOME-ARP Draft Plan

Thank you and have a great day,



Pinar Turker, Ph.D.

Community Services Grants Administrator

St. Charles County Government - Community Development

201 North Second Street, Suite 410, St. Charles, MO 63301

O 636-949-7900 ext. 7237 | F 949-1815 | pturker@sccmo.org



FW: HOME-ARP (Nov 18, 2022 meeting): Public Hearing Notice




Turker, Pinar

To ○ Aaron Eller; ○ Jim Rhodes; ○ Asia Gross; ○ Earl Haug

Wed 11/16



 You forwarded this message on 11/16/2022 2:41 PM.



ARP Meeting 18.Nov.22 - Public Notice St. Charles County-City of OFallon.docx
28 KB



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I need to get the attached public notice to be physically displayed at the Library for public information. Could you please confirm if you were able to post the attached public notice and if there is anything you might need from me?

Thank you so much and have a great day,



Pinar Turker, Ph.D.

Community Services Grants Administrator

St. Charles County Government - Community Development

201 North Second Street, Suite 410, St. Charles, MO 63301

O 636-949-7900 ext. 7237 | F 949-1815 | pturker@sccmo.org



HOME-ARP Allocation Plan draft - Public Notice (Nov 18, 2022)

PT Pinar Turker · Nov 3 · Notified 290 people

Hello,

St Charles County and City of O'Fallon will hold a public meeting at the CoC November meeting for the draft HOME-ARP Allocation plan. The information is below (and attached):

PUBLIC NOTICE

HOME-ARP Citizen Participation Hearing

18. Nov. 2022, Friday
9:00-10:30am

*Faith Covenant Ministries – Family Vision Library
2020 Parkway Dr.
St. Peters, MO 63376*

[HOME-ARP-Funding-Information](#)


[HOME-ARP Draft Plan](#)



HOME-ARP (Nov 18, 2022 meeting): Public Hearing Notice



Turker, Pinar

To  mkampen@stchas.edu



Wed 11/16



ARP Meeting 18.Nov.22 - Public Notice St. Charles County-City of OFallon.docx
28 KB

Hello,

I need to get the attached public notice to be physically displayed at your organization for public information. Could you please confirm if you were able to post the attached public notice and if there is anything you might need from me?

Thank you so much and have a great day,



Pinar Turker, Ph.D.

Community Services Grants Administrator

St. Charles County Government - Community Development

201 North Second Street, Suite 410, St. Charles, MO 63301

O 636-949-7900 ext. 7237 | F 949-1815 | pturker@sccmo.org



HOME-ARP Allocation Plan draft - Public Notice (Nov 18, 2022)



Turker, Pinar



11/3/2022

To Amy Armour, ST JOACHIM & ANN ; Beth Sailors, PFH;

Brad Lambert, CONNECTIONS TO SUCCESS ; **+34 others**

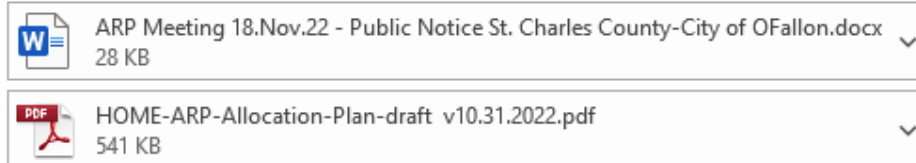
Cc michelle@habitatstcharles.org; debbokamper@yahoo.com;

jimruedin@dcil.org; saradevine@dcil.org; **+16 others**

Bcc Dave Bardgett; Cindy Syberg - CAB ; Don Brannam;

Glenn, John; Linda Sanchez, CAB; **+3 others**

You forwarded this message on 11/3/2022 2:29 PM.



Hello,

St Charles County and City of O'Fallon will hold a public meeting at the CoC November meeting for the draft HOME-ARP Allocation plan. The information is below (and attached):

PUBLIC NOTICE

HOME-ARP Citizen Participation Hearing

18. Nov. 2022, Friday

9:00-10:30am

Faith Covenant Ministries – Family Vision Library
2020 Parkway Dr.
St. Peters, MO 63376

HOME-ARP-Funding-Information

HOME-ARP Draft Plan

Thank you and have a great day,



Pinar Turker, Ph.D.

Community Services Grants Administrator

St. Charles County Government - Community Development

Sign-in Sheet 2

BEN HEISEN	Wentzville School District
CAROL MAY	Wentzville S.D.
Melissa Tichy	Fort Zumwalt School District
Dee Dee Boyle	Fort Zumwalt S.D.
Deanna Kruse	Francis Howell School District
Grace Painter	Francis Howell School District
Amanda Brown	Coordinated Entry -
Sarah Kastigar	Community Council
Dottie Kastigar	Community Council
Delayna Theissen	Community Council Coordinated Entry
Kim Hewlett	SFS. Joachim and Ann Care Service
Pierae Hampton	Salvation Army Regional Shelters
Carrie Dira	NECAC
Paul Clayton	Nurses for Nurses
Doug Bolnick	St Charles County Dept. of Public Health
Paul Eggert	Volunteers for Medicine St. Charles
Melissa Hoffman	City of O'Fallon
Jessie Jaegers	City of O'Fallon
Sharon Loney	Delta Center Sherron.bonax@dcf.il.us
Dawn Tozeler	Youth In Need

Danielle Harshaw Compass Health dharshaw@compasshn.org
Jackie Mattingly Compass Health jmattingly@compasshn.org
Tiffany Allison Agape tiffany.a@agapemo.org
Rebecca Sudduth VA rebecca.sudduth@va.gov
Paul & Lana Kruse First Step Book Home lana.kruse@gmail.com
Paul Kruse 1947@gmail.com
Cheryl Clerkley Archwell Health CherylClerkley@gmail.com
Kathy Thompson - LINC - KathyWithHope@llc.co
Pinar Turker - St Charles County - pturker@scmo.org
Kathleen Thompson - City of St Charles Kathleen.Thompson@stcharlescitymo.gov
Matt Miller - Calvary Church
Michelle Woods - Habitat
Dewise Fondren - Our Lady's Team
Shana Eubanks - Habitat St. Charles

Information provided:

HOME-ARP ALLOCATION PLAN PROPOSAL

St. Charles County, MO and City of O'Fallon, MO

St. Charles County and the City of O'Fallon are participants in a consortium with St. Louis County, the City of Florissant, and Jefferson County to receive Home Investment Partnerships (HOME) funds from the U.S. Department of Housing and Urban Development (HUD) for the purpose of undertaking affordable housing activities. St. Louis County (STCO) is the leading agency of this Consortium.

In September 2021, HUD announced the allocation of \$13,000,000.00 million to St. Louis County HOME Consortium for a new grant called the Home Investment Partnerships Grant American Relief Plan (HOME-ARP). To receive this funding on behalf of the Consortium, St. Louis County must develop and submit a HOME-ARP Allocation Plan, which describes the distribution of HOME-ARP funds and identifies any preferences for eligible activities.

HOME-ARP funds must assist people in HOME-ARP "qualifying populations", which include:

- Sheltered and unsheltered homeless populations
- Those currently housed populations at risk of homelessness
- Those fleeing or attempting to flee domestic violence or human trafficking
- Other families requiring services or housing assistance or to prevent homelessness
- Those at greatest risk of housing instability or in unstable housing situations

HOME-ARP Allocation Plan:
<https://www.sccmo.org/Documents/enter/View/19849/HOME-ARP-Allocation-Plan-draft-v10312022>

Information on HOME-ARP:
<https://www.sccmo.org/Documents/enter/View/18830/HOME-ARP-Funding-Information>

Questions/comments:
Pinar Turker
pturker@sccmo.org
Alexis Jaegers
ajaegers@ofallon.mo.us

- As being part of the St. Louis HOME consortium, St. Charles County and City of O'Fallon will receive HOME-ARP funds in the amount of **\$1,467,362** and **\$338,322** respectively (a total of **\$1,805,984**).
- The City of O'Fallon and St. Charles County prepared an allocation plan for these funds that will benefit the residents of **Urban County** (the cities of St. Peters, St. Charles, Lake Saint Louis, Cottleville, Wentzville, Weldon Spring, Augusta, St. Paul, Dardenne Prairie, and unincorporated areas of St. Charles County) and **the City of O'Fallon**.
- St. Charles County and City of O'Fallon intend to submit HOME-ARP Allocation Plan for up to **\$1,805,984** in the Home Investment Partnerships Grant American Relief Plan (HOME-ARP) funding to be used for **affordable rental production activities**.
- This HOME-ARP Allocation Plan for St Charles County and City of O'Fallon will be part of the Consortium's HOME-ARP Allocation Plan to be submitted to HUD.

THE #1 PRIORITY NEED: Affordable Rental Housing Production

Allocation Plan Summary

- Affordable rental units are not increasing with the pace of population increase:
The supply of affordable rental units (units with gross rent less than \$1000) does indicate a substantial decrease; a decrease of 31% (5059 units).
- Available Section-8 vouchers are far from meeting the need and the number of landlords willing to accept vouchers are limited and decreasing:
There is currently **4,292** households on the waiting list; The number of landlords accepting vouchers dropped from 33 to 13 since 2018.
- Rental units affordable to low-moderate income households are very limited:
Only 4% of all rental units are under \$500 limit for housing costs and 16% of rental units are between \$500-800.

Affordable Rental Unit Gap	
Renter Households with income <30% AMI paying more than 50% of income for rent, including utilities (ELI)	2,845
Renter Households with income 30% to 50% AMI paying more than 50% of income for rent, including utilities (VLI)	1,460
A. Renter Households with income < 50% AMI paying more than 50% of income for rent, including utilities (ELI and VLI)	4,305
B. Number of rental units where monthly housing costs are less than \$500 (ACS 2020)	1,180
Total Affordable Rental Unit Need (A-B)	3,125

ELI-Extremely Low Income
VLI-Very Low Income

EXPECTED TIMELINE

1. Public Comment Period (November 2 - December 5, 2022)
2. County Council Approval of the Allocation Plan (December 5, 2022)
3. City of O'Fallon Approval of the Allocation Plan (December 14, 2022)
4. Submission of Urban County and City of O'Fallon Allocation Plan to STCO (December 16, 2022)
5. St. Louis County's submission of the Consortium Plan to HUD (timeline to be determined by STCO)
6. Request For Proposals (RFP) (RFP process to be determined by STCO)

St. Charles County - Community Development Department
201 N. Second Street Room 410, St. Charles, MO | planning@sccmo.org | 636-949-73-85

No comments received

