

**National Community Development Association (NCDA)  
2017 John A. Sasso National Community Development Week Award**

**Submission Information**

**Community:** City of St. Louis

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It is with great enthusiasm that the City of St. Louis submits information for consideration for the John A. Sasso National Community Development Week Award. **The City of St. Louis sponsored over 30 events during this year's week.** Below please find details on the event.

**1. Planning and Outreach Process**

Participation in the 2017 Community Development Week was recommended and spearheaded by Alana Green, CDA Executive Director, who is the NCDA contact person for the City of St. Louis. In the initial planning phase, Ms. Green consulted the NCDA Planning Guidance, identified members of the City's staff who could assist with implementing activities and prepared a list of tentative activities and budget for the week.

Essential to planning was the fostering of partnerships early in the process. This included, but was not limited to, securing event sponsorships from the following:

- Commerce Bank
- Enterprise Holdings Foundation
- St. Louis Community Credit Union
- Central Bank
- Great Southern Bank
- Warehouse of Fixtures
- Lowe's
- Home Depot

Essential to the success of the week's activities is the use of the following types of publicity:

- **Electronic Communication:** A month before the event, save the date emails were sent to over 200 key stakeholders. In addition, members of the CDA staff were asked to include a save the

date banner in their email signature. The City also utilized an event app, called Eventbase, Facebook, Twitter and the CDA website to publicize activities and events.

- Print Publicity: CDA placed posters and event flyers in City buildings, local businesses and local recreation centers. In addition, CDA staff delivered Resource Fair flyers to 1000 households located in and around the recreation center where the Resource Fair was held.
- Press Release: With the assistance of the Mayor’s Communication’s Director, the City issued a press release for the event.
- Formal Letters: Formal letters were mailed to elected officials, HUD, and sponsors.

## 2. Partners

One aspect of the City’s Community Development Week that stands out is the level of participation and involvement of our partners. Below please find an itemized list of our partners.

*Sponsors:*

<b>Representative</b>	<b>Company/Department</b>	<b>Participation Type</b>
Loura Gilbert and Molly Hyland	Commerce Bank	Monetary Donation- \$2,000; Attended Bus Tour and Awards Ceremony
Kathy Reeves	Enterprise Holdings Foundation	Monetary Donation - \$2,000
Brian Davies	Great Southern Bank	Monetary Donation - \$2,000
John Robinson	Central Bank	Monetary Donation - \$1,000
Dorothy Bell	St. Louis Community Credit Union	Monetary Donation - \$1,000
Greg Hayes	City of St. Louis Department of Parks, Recreation and Forestry	In-Kind Use of Facility for Awards Ceremony and Shuttles for Bus Tour – Approx. \$1,500 value
Kyle Ayo	Lowe’s	Donation of Supplies for Day of Service – Value: \$1,000
David Singer	Warehouse of Fixtures	Lounge Furniture for Recreation Center (Day of Service) – Value: \$1,200
Jacob Lutes	Home Depot	Donation of Supplies for Day of Service – Value: \$657

*Bus Tour Presenters:*

<b>Name</b>	<b>Organization</b>	<b>Topic</b>
Alana Green	Community Development Administration	Introduction/Tour Guide
Bill Rataj	Community Development	Residential Development/Home Repair

	Administration	
Christopher White	St. Louis Housing Authority	CDBG Funded Public Improvements
DeBorah Ahmed	Better Family Life	CDBG Funded Public Improvements
Dexter Silvers	Dexter's Art Studio	Economic Development (Façade Program)
Dwayne Butler	Better Jean Kerr People's Health Centers	CDBG Funded Public Improvements
Earl and Doris Glasby	Homeowners, 6140 Lucille	CDBG/HOME Healthy Home Repair Program
Eddie Davis	Center for the Acceleration of African American Businesses	CDBG Funded Public Improvements
Emily Bernstein	McCormack Baron	CDBG Funded Public Improvements
Erin Weyerich	Community Health in Partnership Services (CHIPS)	CDBG Funded Public Services
Herb Bentley	Community Health in Partnership Services (CHIPS)	CDBG Funded Public Services
Judy Bentley	Community Health in Partnership Services (CHIPS)	CDBG Funded Public Services
Kevin Bryant	Kingsway Merchants Association	Economic Development (Façade Program)
Kimberly McKinney	Habitat for Humanity	Residential Development - Lookaway Ct
Kyle Hunsberger	Habitat for Humanity	Residential Development - Lookaway Ct
Malik Ahmed	Better Family Life	CDBG Funded Public Improvements
Mark Sanford	Better Jean Kerr People's Health Centers	CDBG Funded Public Improvements
Michelle Petersen	St. Louis Development Corporation	Economic Development (Façade Program)
Patty Hagen	T-Rex	CDBG Funded Public Improvements
Thomas Pickel	DeSales Community Development	Residential Development - 2607 California

*U.S. Department of Housing and Urban Development – St. Louis Field Office Participation:*

<b>Name</b>	<b>Title</b>	<b>Participation Type</b>
Elvira Kollar	Community Planning and Development Representative	Attended Bus Tour
Eddie Wartts	Director of FHEO	Attended Bus Tour
Frank Montgomery	FHEO Representative	Attended Bus Tour
Kate Cawvey	FHEO Representative	Attended Bus Tour
Kathy Smith	Community Planning and Development Representative	Attended Bus Tour
Dominique Waters	Community Planning and Development Representative	Attended Bus Tour

*Elected Officials:*

<b>Name</b>	<b>Title</b>	<b>Participation Type</b>
Hon. Lyda Krewson	Mayor	Attended Awards Ceremony
Brandon Frazier-Bosley	Alderman	Attended Bus Tour
Carol Howard	Alderman	Attended Bus Tour
Joseph Roddy	Alderman	Attended Awards Ceremony
Frank Williamson	Alderman	Attended Awards Ceremony
Carol Howard	Alderman	Attended Awards Ceremony

*City Department Cooperation:*

<b>Representative</b>	<b>Company/Department</b>	<b>Participation Type</b>
Greg Hayes	Department of Parks, Recreation and Forestry	In-Kind Use of Facility for Awards Ceremony and Shuttles for Bus Tour; Participation in Resource Fair and Community Development Week in Action
William Bailey	Planning and Urban Design Agency	Graphic Design and Printing Assistance
Dotti Pennington	Neighborhood Stabilization Office	Attended Resource Fair, Awards Ceremony and Bus Tour
Tyson Pruitt	Comptroller's Office	Attended Bus Tour
Melba Moore	Health Department	Attended Awards Ceremony and Resource Fair
Charles Bryson	Civil Rights Enforcement Agency	Attended Resource Fair

*Resource Fair Participants:*

<b>Representative</b>	<b>Organization</b>
Judge Jimmie Edwards / Jolene Dixon	22nd Judicial Circuit, Family Court - Juvenile Division
Billl Rataj	CDA Home Repair
Jennifer Bess	City Seniors, Inc
Charles Bryson	Civil Rights Enforcement Agency
Judy Bentley	Community Health-In-Partnership Services
Megan Gray	Covenant House Missouri
Greg Jones	Department of Parks, Recreation and Forestry
Mary Lou Green	Department of Parks, Recreation and Forestry
Amanda Colon-Smith	Dutchtown South Community Corporation
Michelle Oschsner	Flance Early Learning Center
Julie Pole	Food Outreach Inc.

Megan Moncure	Gateway Greening Inc.
Roderick L. Jones, Ed. D, MPA	Grace Hill Settlement House
Latasha Davis	Guardian Angel Settlement Association
Aaron Jones	Harambee Youth Training Corporation
Jamal Bailey	Herbert Hoover Boys & Girls Club of St. Louis, Inc.
Jon Fitzgerald	Hi-Pointe Center, Inc.
Christine Krueger	Humanitri
Galen Gondolfi	Justine Petersen Housing and Reinvestment Corporation
Nathon Chacon	Land Reutilization Authority
Jerica Robinson	MERS Missouri Goodwill Industries
Jessica Mefford-Miller	Metro Transit
Will Jordan	Metropolitan St. Louis Equal Housing & Opportunity Council
Crystal Dallas	Metropolitan St. Louis Sewer District - Know Your Zone Campaign
Katrice Chambers	Midland States Bank
Patricia Cowan	MO Dynamic Education Systems, Inc. - Job Corps
Laura Joiner	MSD Customer Assistance Programs
Dotti McDowell	Neighborhood Stabilization Team
Sal Martinez	North Newstead Association
Jane Basler	Senior Home Security, Inc.
Stacey Fowler	St. Louis Agency on Training and Employment
Sara Figueroa	St. Louis Area Agency on Aging
Susan TeStroete	St. Louis ArtWorks
Judith Arnold	St. Louis Association of Community Organizations
Melissa Ramel	St. Louis Department of Heath
Craig Schmid	St. Louis Department of Heath
Tiara Lumas	St. Louis Development Corporation
Michelle Petersen	St. Louis Development Corporation
Patrice Crotty	St. Louis Public Schools
Keonna Shelton	The Biome School
Paula Gaertner	Thomas Dunn Learning Center
Shontae Fluelen	Urban League of Metropolitan St. Louis
Tori Gale	Wyman Center, Inc.
Keonna Shelton	Youth Learning Center

### 3. Congressional Participation

Congressional staff members were invited to participate in all Community Development Week activities. Although staff members were not able to attend events due to scheduling conflicts, CDA met individually with one staffer to provide a briefing on activities.

### 4. Awareness Efforts

The City of St. Louis again took a multifaceted approach to educating the community on the benefits of the CDBG and HOME programs. Four main categories of stakeholders were identified to be included in the week: (1) elected officials and/or their representatives; (2) HUD representatives; (3) subrecipients; and (4) the greater community (e.g. current and/or potential beneficiaries). Activities, such as the bus tour, were designed to primarily educate elected officials (or their representatives) and HUD staff on recent accomplishments. The awards ceremony was designed to highlight recent accomplishments of subrecipients and educate the participants on the successes of the CDBG and HOME programs. The Resource Fair was designed to educate potential beneficiaries on the many services offered in the community, but also served as a great networking opportunity for subrecipients, fostering potential partnerships and collaborations.

### 5. Community Development Week Events and Activities:

The City of St. Louis, through its Community Development Administration, sponsored over 30 events during this year's week:

#### **\*\* Issued a press release and/or proclamation announcing National Community Development Week:**

- The press release was forwarded to media outlets and was available on the City website: <https://www.stlouis-mo.gov/government/departments/community-development/news/city-honors-and-highlights-improvements-housing-developers-and-more-during-community-development-week.cfm>.

#### **\*\* Conducted a tour of local CDBG and/or HOME funded projects:**

- Due to the positive feedback received from participants in prior years, CDA again hosted a bus tour of recent CDBG and HOME projects on April 20, from 8:30 a.m. to 3:00 p.m. Elected officials, local CRA officers, and other key stakeholders were invited. Highlights of the tour included stops at the new CDBG-funded Children's and Adolescent Behavioral Health Center and the CDBG-funded technology co-working space, called T-REX. **Please see the attached bus tour guide and map for additional information on tour stops.**

#### **\*\* Participated in social media (Facebook, Twitter, LinkedIn). Tweeted and posted on Facebook about National CD Week:**

- The City of St. Louis utilized several electronic media sources to highlight Community Development Week, including Facebook and Twitter. Our partners also publicized the events on

social media, helping to increase exposure and participation. This year, the City took one step further and set up an event page on Eventbase, an Apple and Android based app. Eventbase, a FREE service, allowed us to publicize the event, provide maps and detailed directions to activities. It also directly linked users to the event website, Facebook and Twitter pages.

**\*\* Participated in a local service project (e.g., Habitat for Humanity build, served lunch at a local homeless shelter, etc.):**

- On Friday, April 21, CDA held its annual Day of Service. Staff, as well as, representatives from other City departments completed a service project at Marquette Recreation Center. With the assistance of our sponsors, Lowe's, Warehouse of Fixtures, and Home Depot, the City was able to transform several areas within the center. **Please see attached pictures from the event.**

**\*\* Held a Resource Fair to Highlight CDBG/HOME Programs available to community:**

- On Monday, April 17, from 5:00p.m. to 7:30 p.m., Organizations/Departments receiving CDBG and/or HOME funds were highlighted at a resource fair held at the Marquette Recreation Center. Marquette, which is located in the Dutchtown neighborhood, has the highest concentration of youth of all City neighborhoods. Approximately 40% of the households in Dutchtown are at or below the poverty level (with 60% of the households earning less than \$35,000 a year). **Please see attached flyer and pictures from the event.**

**\*\* Held an awards ceremony highlighting the accomplishments of the CDBG/HOME programs:**

- As in prior years, CDA hosted an awards ceremony to honor organizations and individuals for their work in the community on Wednesday, April 19. Award recipients included:
  - Community Advocate of the Year (2) – Khatib Waheed and Herb & Judy Bentley
  - Youth Program of the Year – St. Louis Artworks
  - Municipal Program of the Year – Expanded Recreation
  - Public Improvement Project of the Year – People's Health Center
  - Executive Director of the Year – Will Jordan
  - Housing Program of the Year – City's Lead Program
  - Housing Development of the Year – Village at Delmar Place
  - Housing Developer of the Year – McCormack Baron Salazar
  - Outstanding Service Award (honoring City staff involved with CDBG) –Mark Jefferies, Irvin Hamilton

**Please see the attached invitation and pictures from the event.**

**\*\*Hosted Community Development Week in Action Events (NEW):**

- New to this year, CDA asked CDBG funded subrecipients to schedule activities during community development week. Over 25 activities such as open houses, exercise classes, and a graffiti demonstration, were open to the public and occurred during the week. Two members of the CDA staff were assigned to each event to assist. **Please see the attached flyer and pictures from the events.**

## **6. Community Development Week Goals and Outcomes**

The goal for the City of St. Louis Community Development Week was to garner support for the CDBG and HOME programs. The outcome was to introduce and/or reinforce how these programs benefit the community. Another important result of CD Week is increased staff morale. Often times, staff members are so inundated with paperwork and compliance, that they cannot see the “fruits of their labor”. Community Development Week gives them an opportunity to highlight their role in revitalizing the City.

## **7. Unique Aspects of Community Development Week Activities**

Hosting over 30 activities in one week was aggressive for City staff and is a unique aspect of the week that we are proud of. Having a separate brand for Community Development Week is also one of the unique aspects of the local event. Each year, the City maintains the existing logo and event branding, but changes the colors to provide a consistent, yet fresh look each year. We continued to foster participation by offering a raffle for Resource Fair participants and used an event app for the first time.

## **8. NCDAGuidance Used**

The City of St. Louis used the following as guidance for Community Development Week:

- Sample invitation letter to Congressional Members
- Guidance on inviting Congressional Members to your CD Week events
- Guidance/Talking Points on meeting with Congressional Members
- CD Week Social Media Guide
- List of suggested National CD Week activities
- Sample press release
- Sample local CDBG fact sheet
- Sample local HOME fact sheet
- National CDBG fact sheet

## **SUBMISSION ATTACHMENTS**

- Event Logo
- Publicity and Flyers
- Bus Tour Guide
- Event Photos



# **Marketing and Publicity**



CITY OF  
ST. LOUIS  
**COMMUNITY  
DEVELOPMENT  
WEEK**

HOSTED BY

**THE COMMUNITY DEVELOPMENT  
ADMINISTRATION**

**April 17- April 22, 2017**

**RESOURCE FAIR**  
Monday, April 17th  
5:00pm - 7:30pm  
Dunn-Marquette Recreation Center  
4025 Minnesota Ave

**AWARDS CEREMONY**  
Wednesday, April 19th  
6:00pm - 8:00pm  
The Jewel Box in Forest Park

**BUS TOUR**  
Thursday, April 20th  
8:30am - 1:30pm  
By Invitation Only

**DAY OF SERVICE**  
Friday, April 21st  
Marquette Recreation Center

**Community Development in Action Events**

Visit: [www.stlouis-mo.gov/cdweek](http://www.stlouis-mo.gov/cdweek)  
for dates and times

**Silver Sponsors**



**Bronze Sponsors**





# COMMUNITY DEVELOPMENT **IN ACTION**

During STL Community Development Week, participate in some of the many programs funded by HUD's Community Development Block Grant program. Experience, first hand, the program's impact on City residents and neighborhoods.

## **MONDAY (April 17)**

### **City of St. Louis – Department of Recreation**

*Water Aerobics Class*  
12th and Park Recreation Center  
1210 S. Tucker  
St. Louis, MO 63104  
Monday, 8:30am – 10:30am

### **City of St. Louis – Department of Recreation**

*Water Aerobics Class*  
Cherokee Recreation Center  
3200 S. Jefferson  
St. Louis, MO 63118  
Monday, 8:30am – 10:30am

### **City of St. Louis – Department of Recreation**

*Water Aerobics Class*  
Wohl Recreation Center  
1515 N. Kingshighway  
St. Louis, MO 63113  
Monday, 8:30am – 10:30am

## **TUESDAY (April 18)**

### **City of St. Louis – Department of Recreation**

*Water Aerobics Class*  
Tandy Recreation Center  
4200 Kennerly  
St. Louis, MO 63113  
Tuesday, 8:30am – 10:30am

### **City of St. Louis – Department of Recreation**

*Water Aerobics Class*  
Wohl Recreation Center  
1515 N. Kingshighway  
St. Louis, MO 63113  
Tuesday, 8:30am – 10:30am

### **Community Health in Partnership Services**

*CHIPS' Health Care Beyond Walls Health Screenings*  
4662 Delmar (at Helping Hands Food Pantry)  
St. Louis, MO 63108  
Tuesday, 9:00am – 1:00pm

### **Guardian Angel Settlement Association**

*Open House – Client Choice Food Pantry*  
2700 Cherokee  
St. Louis, MO 63118  
Tuesday, 9:00am – 12:00pm

### **Carondelet Community Betterment Foundation**

*Open House – Food Pantry*  
6408 Michigan  
St. Louis, MO 63111  
Tuesday 10:00am – 12:00pm

### **T-REX**

*Open House – Tour of Incubator*  
911 Washington  
St. Louis MO 63101  
Tuesday, 2:00pm – 4:00pm

### **Innovative Concept Academy**

*After School Cooking Class Demonstration*  
1927 Cass  
St. Louis, MO 63106  
Tuesday, 4:00pm – 5:45pm

### **Justine Petersen**

*Informational Open House*  
1023 N. Grand  
St. Louis, MO 63106  
Tuesday, 6:00pm – 7:30pm

## **WEDNESDAY (April 19)**

### **City of St. Louis – Department of Recreation**

*Water Aerobics Class*  
12th and Park Recreation Center  
1210 S. Tucker  
St. Louis, MO 63104  
Wednesday, 8:30am – 10:30am

### **City of St. Louis – Department of Recreation**

*Water Aerobics Class*  
Cherokee Recreation Center  
3200 S. Jefferson  
St. Louis, MO 63118  
Wednesday, 8:30am – 10:30am

### **City of St. Louis – Department of Recreation**

*Water Aerobics Class*  
Wohl Recreation Center  
1515 N. Kingshighway  
St. Louis, MO 63113  
Wednesday, 8:30am – 10:30am

### **North Newstead Association**

*Community Beautification Project*  
Clarence Clovers Community Garden  
4528 Clarence  
St. Louis, MO 63115  
Wednesday, 9:00am – 12:00pm

### **Operation Brightside**

*Graffiti Removal Demonstration*  
Location TBD  
Wednesday, 10:00am – 11:00am

### **Hi-Pointe Center, Inc.**

*Open House – Food Pantry*  
6020 Southwest, MO 63139  
Wednesday, 11:00am – 1:00pm

### **St. Louis Public Schools**

*Boys II Young Men Support & Mentoring Group/Chess Club*  
Yeatman-Liddell College Preparatory  
4265 Athlone  
St. Louis, MO 63115  
Wednesday, 2:00pm – 3:00pm

### **Gateway Greening**

*Pints n' Plants Workshop (Forest Park Owls: Hiding In Plain Sight)*  
Urban Chestnut  
4465 Manchester, MO 63110  
Wednesday, 6:30pm – 7:30pm

## **THURSDAY (April 20)**

### **City of St. Louis – Department of Recreation**

*Water Aerobics Class*  
Tandy Recreation Center  
4200 Kennerly  
St. Louis, MO 63113  
Thursday, 8:30am – 10:30am

## **FRIDAY (April 21)**

### **City of St. Louis – Department of Recreation**

*Water Aerobics Class*  
12th and Park Recreation Center  
1210 S. Tucker  
St. Louis, MO 63104  
Friday, 8:30am – 10:30am

### **City of St. Louis – Department of Recreation**

*Water Aerobics Class*  
Cherokee Recreation Center  
3200 S. Jefferson  
St. Louis, MO 63118  
Friday, 8:30am – 10:30am

### **City of St. Louis – Department of Recreation**

*Water Aerobics Class*  
Tandy Recreation Center  
4200 Kennerly  
St. Louis, MO 63113  
Friday, 8:30am – 10:30am

### **City of St. Louis – Department of Recreation**

*Water Aerobics Class*  
Wohl Recreation Center  
1515 N. Kingshighway  
St. Louis, MO 63113  
Friday, 8:30am – 10:30am

### **Prosperity Connection**

*Informational Open House*  
Old North Excel Center  
2707 N. 14<sup>th</sup>  
St. Louis, MO 63106  
Friday, 10:00am – 12:00pm

**Download CD Week Events  
on Eventbase app for  
iPhone or Android!**

**Event Name:  
2017 STL Community Development Week**

**Please contact Alana Green at  
CDA with questions:  
GreenA@stlouis-mo.gov or  
(314) 657-3835**



# Community Development Week Resource Fair

Learn more about the various programs  
offered to City residents

**Monday, April 17, 2017**  
**Dunn-Marquette Recreation Center**  
**4025 Minnesota**  
**St. Louis, MO 63118**  
**5:00pm - 7:30pm**

**Youth • Seniors • Neighborhood Improvement • Home Repair  
Fair Housing & Landlord/Tenant Services • Economic Development**

**KID'S ACTIVITY CORNER Refreshments**

**Raffle Every 30 Minutes!**

For more information, please contact CDA:  
**314.657.3835**

Sponsored by the Community Development Administration



The Community Development Administration  
cordially invites you to attend the

# **2017 Community Development Week Awards Ceremony**

**Wednesday, April 19, 2017**

**6:00p.m. - 8:00p.m.**

**The Jewel Box in Forest Park**

RSVP to Alana Green, CDA Executive Director @ [GreenA@stlouis-mo.gov](mailto:GreenA@stlouis-mo.gov)



*Honoring:*

**Community Advocate of the Year (2)**  
*Khatib Waheed and Herb & Judy Bentley*

**Youth Program of the Year**  
*St. Louis Artworks*

**Municipal Program of the Year**  
*Expanded Recreation*

**Public Improvement Project of the Year**  
*People's Health Center*

**Executive Director of the Year**  
*Will Jordan*

**Housing Program of the Year**  
*City's Lead Program*

**Housing Development of the Year**  
*Village at Delmar*

**Housing Developer of the Year**  
*McCormack Baron Salazar*

**Outstanding Service Award (2)**  
*Mark Jefferies and Irvin Hamilton*

*Sponsored By:*



# **Bus Tour Guide**

# Bus Tour Guide



**Community Development Week**

**April 20, 2017**



# 2017 Community Development Week Bus Tour: Welcome

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**Thank You** for participating in the 2017 CDA Bus Tour, which is being held in conjunction with Community Development Week!

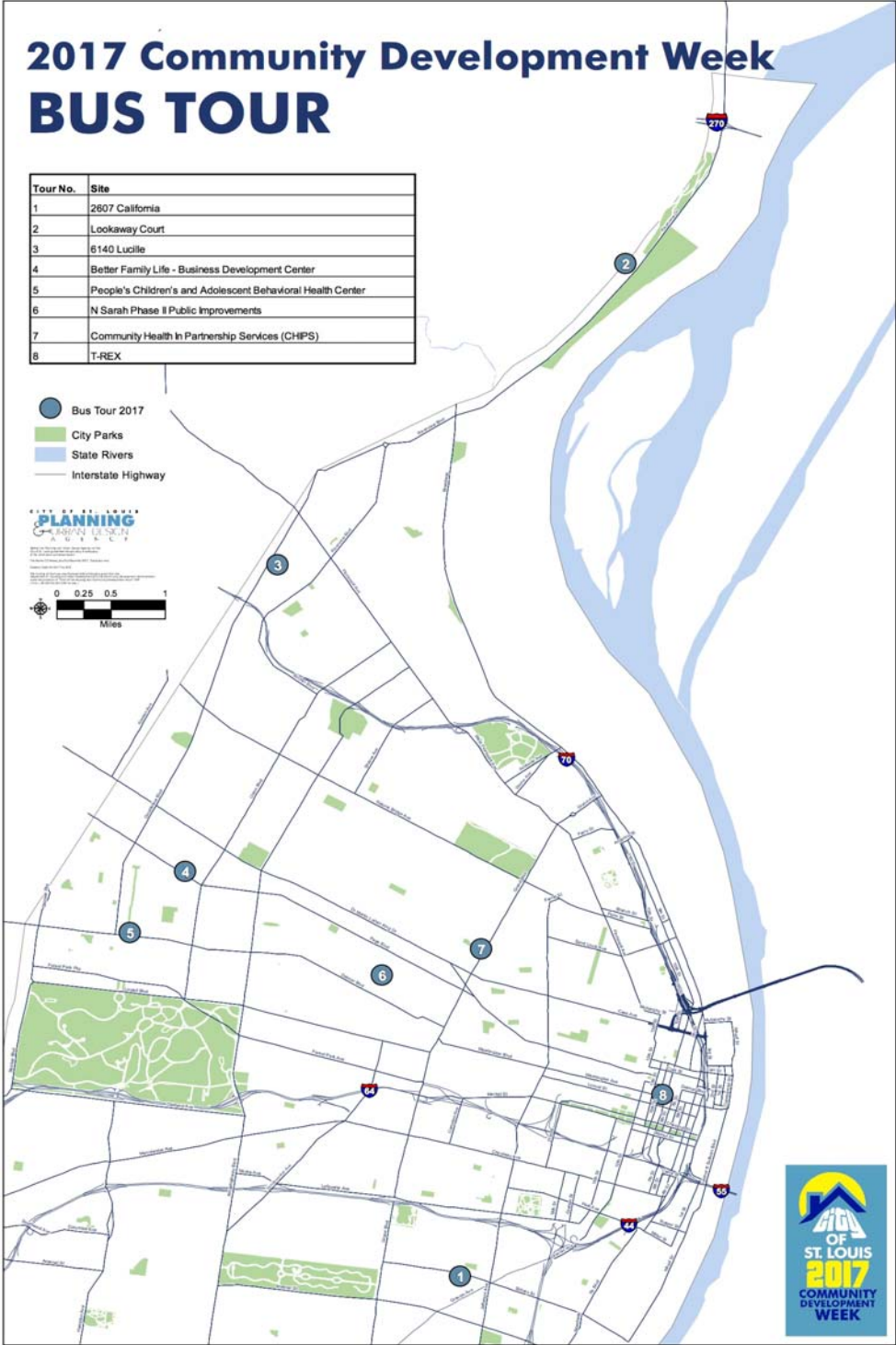
Community Development Week was established in 1986 by the National Community Development Association (NCDA), of which the City of St. Louis is a member. NCDA is a national non-profit organization comprised of more than 550 local governments across the country that administer community and economic development, housing and human service programs supported by the U.S. Department of Housing and Urban Development's (HUD) Community Development Block Grant (CDBG) and HOME Investment Partnership (HOME) programs. The CDBG program provides annual funding and flexibility to the City to provide decent, safe and sanitary housing, a suitable living environment and economic opportunities to low- and moderate-income persons. The HOME Program provides funding to create decent, safe, affordable housing opportunities for low- and moderate-income persons.

Community Development Week, which is celebrated nationwide, is designed to give local as well as national attention to the numerous outstanding accomplishments of the CDBG and HOME programs. Furthermore, it provides an opportunity for the City, our subrecipients, contractors, and State and local partners to come together to harness grassroots support for both CDBG and HOME by showcasing projects and educating the community on program benefits.

This bus tour is an informal opportunity to showcase how CDBG and HOME funds have been utilized in the last year. As a part of the tour, you will experience just a small sample of the various projects, including housing, economic development and public service projects. For more information on the CDBG and HOME programs or projects and activities visited on the tour, please contact Alana Green, CDA Executive Director at [GreenA@stlouis-mo.gov](mailto:GreenA@stlouis-mo.gov) or by phone at (314) 657-3835.

Thanks again for participating in the bus tour!

# 2017 Community Development Week Bus Tour Map



# 2017 Community Development Week Bus Tour Guide

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## 1. 2607 California

2607 California is one portion of a scattered-site redevelopment effort led by DeSales Community Housing Corporation involving both rehabilitation and new construction activities, including eight LRA-owned properties, and resulting in 38 total new housing units. Of these, 2607 California and 2842 Ohio will be offered for-sale to owner-occupant households. The remaining 36 units are part of a low-income housing tax credit (LIHTC) project known as DeSales Impact 2014.

The for-sale rehabilitation piece is being developed by Jefferson Broadway Historic Development, LLC. This entity is a joint-effort between DeSales Community Housing Corporation and Duffe-Nuernberger Realty and involves the utilization of Missouri State Historic Preservation tax credits.

Project Summary: **Underway**; \$355,245 total development cost; \$195,245 in City of St. Louis Community Development Administration CDBG funding (includes \$55,000 tax credit bridge loan to be repaid).

Development Team and Project Partners:

DeSales Community Housing Corporation; Duffe-Nuernberger Realty; The Siedlund Company; Lisart Capital, LLC; Eagle Bank and Trust Company of Missouri; Paramount Property Development; Fendler & Associates, Inc.; First American Title Company



## 2. Lookaway Court

Lookaway Court is a new construction effort by Habitat for Humanity St. Louis, a non-profit housing developer for the metro region. These seven, recently-completed homes are offered for-sale to owner-occupant households. All of the families benefiting from this development in the Riverview neighborhood will be low-income households either at or below 50% of the Area Media Income (AMI) for their respective household sizes. The homes were all constructed to U.S Green Building Council's Platinum Standards for Leadership in Energy & efficient Design (LEED). This level of energy-efficiency allows for these families to maintain a fair and healthy quality of life without spending a disproportional amount of their total household income on their

# 2017 Community Development Week Bus Tour Guide

utility bills. Without the CDBG investment, the previously vacant lots would likely remain undeveloped.

**Project Summary: Completed December 2016;** 7 single-family residences (3- and 4-bedroom homes); \$1.2 million total development cost; \$350,000 in City of St. Louis Community Development Administration CDBG funding

**Development Team and Project Partners:** Habitat for Humanity St. Louis; First National Bank of St. Louis; City of St. Louis Community Development Administration; Old Republic Title Company



## 3. 6140 Lucille

6140 Lucille was repaired by the City’s Healthy Home Repair Program (HHRP). HHRP is a public-private partnership between two departments of St. Louis City government--the Community Development Administration (CDA) and the City Building Division--and a non-profit, Home Services. The program assists low and moderate income City homeowners with rehabilitation of owner-occupied properties by offering two types of repair services. First, the program provides for emergency repairs in order to address a building component that poses a serious health or safety issue, such as lack of water, heat, or electrical problems that pose a fire hazard. Second, a “Comprehensive” track is provided which requires that any repairs necessary to achieve full



building code compliance are conducted. In addition, in order to combat the lead poisoning, reduction of all lead hazards in the home is required in order to make the home lead-safe. The program is available city-wide and is targeted to homeowners who meet the HUD low/moderate

# 2017 Community Development Week Bus Tour Guide

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income guidelines (80% of Area Median Income) and have owned and occupied their homes for at least two years.

CDA is responsible for management and oversight of the program, policy and procedure development and approval of funding requests. CDA also conducts intake and processes applications. The City's Building Division conducts the initial code, health and safety inspection as well as a lead hazard risk assessment. In addition, they ensure that the selected contractor obtains the proper permits, and they conduct final inspections to verify that the items completed on the scope of work were brought into code compliance. Moreover, they conduct clearance testing to determine if the lead hazards were remediated to the acceptable clearance levels as prescribed by HUD and the EPA. Home Services is responsible for the construction management and produces the scope of work from the Building Division's violation list. They also conduct bid walk-throughs, award contracts, handle the loan closings, conduct final inspections and pay the contractors.

The project at 6140 Lucille is an example of a project that received emergency repairs. The home is occupied by Earl and Doris Glasby, who have lived in the home the past 45 years. Their front porch roof had fallen and posed a serious safety hazard for the couple besides exposing the façade to the elements. In addition, the homeowners needed a new roof on the house. The Healthy Home Repair Program provided CDBG funds to rebuild the porch roof, repair the porch, and replace the house roof.

## 4. Better Family Life's Business Development Center

In September 2016, Better Family life opened the Business Development Center, located on the 3<sup>rd</sup> floor of its Cultural, Education and Business Center. BFL has partnered with the Center for the Acceleration of African American Businesses (CAAAB) which is both managing partner and tenant of the space.

Since the opening, CAAAB and BFL staff have held seminars on starting, maintaining and growing businesses; micro-enterprise training/education; and other business support services. The Center has already hosted approximately 100 people.



BFL was awarded \$500,000 in CDBG funding and the total development cost was \$533,259.

# 2017 Community Development Week Bus Tour Guide

## 5. Betty Jean Kerr People's Health Centers' Project Hope

The mission of Betty Jean Kerr People's Health Centers (PHC), is to provide comprehensive primary health care, such as pediatrics, internal medicine, OB/GYN, dental, mammography, behavioral health, pharmacy, radiology, podiatry and laboratory services, to meet the health needs of the entire community. PHC serves the impoverished, uninsured and low-moderate income populations in St. Louis and St Louis County.



PHC was awarded \$3,000,000 in CDBG funding for the construction of a new, 20,000 sq. ft. new facility located at 5647 Delmar. Project Hope will provide increased community access to children and adolescent behavioral health and primary healthcare services for low-moderate income residents of St. Louis City. The total development cost is \$4,568,447.

## 6. North Sarah Phase II and Phase III Public Improvements

North Sarah is a mixed-use, mixed-finance, and mixed-income 300 unit project developed through a partnership of the St. Louis Housing Authority and McCormick Baron Salazar. CDBG supported public improvements in the second and third phases of the North Sarah Development making it a safer and more sustainable, accessible and pedestrian friendly neighborhood.



Phase II Public Improvements included street improvements and green infrastructure improvements to reduce storm water runoff on Finney, CD Banks and West Belle from Sarah to Vandeventer as well as improvements to Turner Park. St. Louis

# 2017 Community Development Week Bus Tour Guide

Housing Authority was awarded \$787,000 in CDBG funding and the total development cost is \$1,230,097 and the general contractor is Hankins Construction Company.

Phase III Public Improvements focused west of Sarah on the 4100 Block of Finney, 4100 Block of CD Banks, 1000 block of Whittier and included new pavement, sidewalks, street trees and street lights and green infrastructure improvements to reduce storm water runoff. St. Louis Housing Authority was awarded \$350,000 in CDBG funding and the total development cost was \$921,131. The General Contractor is Raineri Construction.

## 7. Community Health in Partnership Services (CHIPS)



Community Health-In-Partnership Services (CHIPS) Mission is to promote wellness and empower self-health management for the uninsured and underserved through preventive and primary healthcare services.

HEALTH CARE BEYOND WALLS is a community outreach program that provides health services in CHIPS' free clinic and at over 90 community based health screening events in the City of St. Louis. CHIPS Community Health

Nurse Navigators, volunteer physicians and other providers screen low and moderate income individuals for medical conditions that include hypertension, diabetes, obesity, asthma and allergies, as well as behavioral health and quality of life needs. Chronic Disease Support Groups and health and wellness presentations to community groups are conducted several times a year. Services at the CHIPS clinic include Primary Care, Internal Medicine, Pediatrics, Women's Health, Men's Health, specialty services such as Asthma/Allergy and Psychiatry, and Dental, Chiropractic treatment, Nutritional counseling, Social Services, free lab work and mammograms, and Chronic Disease Management.

In 2016, CHIPS was awarded \$100,000 in CDBG funding for the Health Care Beyond Walls. CHIPS' provided health screening services and referrals to 1,468 low-low-moderate income individuals and completed 20 community health education programs.

## 8. T-REX

The mission of the Technology Entrepreneur Center/T-REX is to energize the economic vitality of St. Louis by supporting innovative, entrepreneurial technology companies with well-designed,

## 2017 Community Development Week Bus Tour Guide

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affordable space, world class programming and events, and critical connections for development and growth. The T-REX community currently includes over 180 companies, numerous entrepreneur support organizations, venture capital groups, and non-profit organizations focused on building opportunities for people throughout St. Louis. T-REX services include the provision of low cost space for early stage companies building businesses in St. Louis, programming focused on developing successful businesses, and a supportive, diverse community focused on the future of St. Louis.

T-REX was awarded \$300,000 in CDBG funding in 2017 to support the renovation of the 3rd floor of 911 Washington Avenue (approximately 20,000 sq. ft.). Improvements will include more accelerator/incubator space; shared conference space with support locations such as print/fax, coffee and break areas; a conference/event center with classroom/training space for large training gatherings, classes, conferences, and meetings; and a small kitchen area. Anticipated total development cost is \$919,858.





# 2016 Summary of Key CDA Accomplishments

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## City of St. Louis – Community Development Administration *Summary of Key Accomplishments for PY 2016*

1. **Choice Neighborhoods**: Served as a key member of the team that was awarded a \$30M Choice Neighborhoods Implementation Grant from HUD for the City's Near Northside. CDA will serve as the neighborhood lead and the fiscal agent for the grant.
2. **Housing Production**: 119 units completed in 2016 with \$5,359,250 in CDA financing. Total development costs of \$22,635,667.
3. **Healthy Home Repair (HHR)**: Successfully completed third year of citywide operation of HHR. Closed 311 loans worth \$3,775,273 (a 12% increase from 2015; 40% increase from 2014).
4. **Public Improvement Projects**: Four public improvement projects completed, including the development of a new credit union, creation of a business development center, and park and street improvements. \$2,137,000 in CDBG funds awarded. Total development costs of \$5,850,486.
5. **CDA-Funded Program Accomplishments**: Provided the following services to low- and moderate-income (LMI) City residents: health care services to 22,030 people; programs for 1,119 senior citizens; 182,513 meal distributions; and programs for 13,479 youth. 134 LMI residents received job training, 1,174 individuals received resident leadership training and 678 individuals received landlord training. Approximately \$3.60 leveraged for every \$1 in CDBG (over \$55,000,000 in leverage for 2016).
6. **Invest Health**: In conjunction with BJC, Washington University in St. Louis, the Missouri Foundation for Health and the University of Missouri in St. Louis, was awarded a \$50,000 Invest Health grant. Invest Health is a new initiative that brings together diverse leaders from mid-sized U.S. cities across the nation to develop new strategies for increasing and leveraging private and public investments to accelerate improvements in neighborhoods facing the biggest barriers to better health. The program is a collaboration between the Robert Wood Johnson Foundation and Reinvestment Fund.

## 2016 Summary of Key CDA Accomplishments

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7. **Community Development Week:** Second year of hosting a week highlighting the accomplishments of the City's CDBG and HOME programs. The Week, which drew the attention of elected officials and key stakeholders, included a bus tour, awards ceremony, resource fair and day of service. Awarded the John A. Sasso National Community Development Week award for the effort.
8. **Workshops and Training Opportunities:** Conducted 11 workshops, offering 32 hours of training (210 attendees). Hosted HUD's All-Grantee meeting, with over 100 attendees. Sponsored an Affirmatively Furthering Fair Housing Conference held on February 5th and 6th at St. Louis University School of Law, with over 150 people in attendance.
9. **NRSA Approvals:** Received approval from HUD to designate the following areas/neighborhoods as Neighborhood Revitalization Strategy Areas (NRSA): North NRSA (Baden, North Pointe, and Walnut Park West Neighborhoods); Northwest NRSA (Wells- Goodfellow, Hamilton Heights, Kingsway East and Kingsway West Neighborhoods); North Central NRSA (Greater Ville, Ville, parts of Jeff Vanderlou, Vandeventer, Lewis Place, and Fountain Park Neighborhoods); and Choice NRSA (coincides with established Near Northside Choice Neighborhood Footprint, Old North St. Louis and St. Louis Place neighborhoods). The designation will allow CDA to utilize CDBG funds more flexibly to address economic development and housing needs within the areas.
10. **Grants Management System:** Successfully implemented second phase of online grants management system; generated subrecipient agreements within system resulting in increased efficiencies.

*The primary goal of the Community Development Administration ("CDA") is to promote neighborhood growth and stabilization through community development and the production of new and rehabilitated housing, especially for low- and moderate-income people. CDA achieves this goal by applying for, receiving and administering federal Department of Housing and Urban Development ("HUD") funds, for city development activities and program activities eligible to be funded with HUD funds.*

## **Event Photos**

# City of St. Louis 2017 Community Development Week Awards Ceremony



Wednesday, April 19  
Jewel Box in Forest Park

## Award Recipients:

Community Advocate of the Year (2) – Khatib Waheed and Herb & Judy Bentley  
Youth Program of the Year – St. Louis Artworks  
Municipal Program of the Year – Expanded Recreation  
Public Improvement Project of the Year – People’s Health Center  
Executive Director of the Year – Will Jordan  
Housing Program of the Year – City’s Lead Program  
Housing Development of the Year – Village at Delmar Place  
Housing Developer of the Year – McCormack Baron Salazar  
Outstanding Service Award (2) – Mark Jefferies and Irvin Hamilton

City of St. Louis  
2017 Community Development Week Bus Tour



Thursday, April 20  
Various Locations throughout the City of St. Louis

City of St. Louis  
2017 Community Development Week Day of Service



Friday, April 21

Dunn-Marquette Recreation Center  
4025 Minnesota  
St. Louis, MO 63118

# City of St. Louis 2017 Community Development Week Resource Fair



Monday, April 17

Dunn-Marquette Recreation Center  
4025 Minnesota  
St. Louis, MO 63118