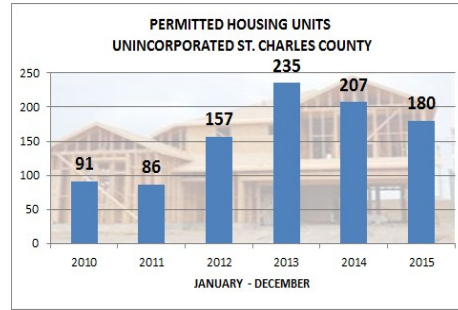
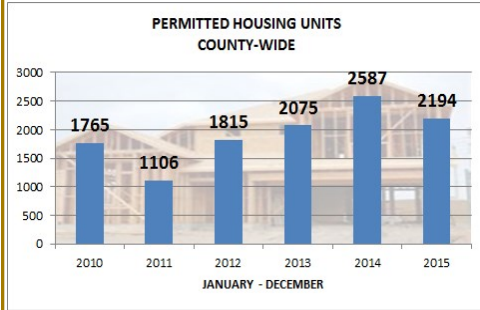


RESIDENTIAL PERMITTING ACTIVITY

2015 is the third year that permits for single-family construction in the county have been 1,700 or more. Housing units permitted within unincorporated county showed an 11% decrease from 2014 totals. The permitted single-family housing units, in unincorporated county, during the Jan– Dec 2015 period resulted in an average construction value of \$355,798 (not including land) compared to \$357,511 in 2013. Incorporated places had a 2015 average construction value of \$246,409 compared to \$226,127 in 2014 and \$192,307 in 2013. The number of permits, of all types, issued during 2015 in unincorporated



county totaled 3,842, which is the highest total since 2000.

Wentzville, for the second year in a row issued the highest number of

housing unit permits within the county, (issued permits for 626 housing units in 2014 and 676 in 2015).

NEIGHBORHOOD IMPROVEMENT DISTRICTS

Neighborhood Improve Districts (NID) help citizens construct improvements to their private streets or sewer systems to facilitate public operations and maintenance. Each of the property owners within the NID can pay off the assessment or pay annual installments for 20

years. NIDs have been created for both large and small projects to address road improvements and to convert areas on septic sewer systems to public community systems. The County has 31 active NID areas. For more information on this program call 636-949-1814.

MAINTAINING GREAT NEIGHBORHOODS

Safe, attractive and well maintained neighborhoods have been a hallmark characteristic of St. Charles County. The County, in order to facilitate the stability of developed areas enforces property maintenance codes through inspector initiated and complaint driven inspections. In 2015, staff opened 355 cases from routine sweeps in 17 subdivisions. The 2,620 cases

opened in 2,015 consisted of 1,395 complaint initiated and 1,225 inspector initiated. The cases resulted in 11,583 field inspections being performed. 85% of the cases opened in 2015 have been resolved and closed. Typical cases, involve, tall grass and weeds, rubbish in yard, illegally parked vehicles, and structure maintenance.

STORM WATER DETENTION BASIN FUNDS

Traditional storm water detention basins generally consist of turf grass bottoms and berms drained with centrally located concrete swales. These typical designs require constant maintenance with a dedicated budget for mowing, erosion & concrete repair, etc. as compared to basins planted with native vegetation and modified soils designed to infiltrate storm water runoff. Department staff can aid homeowner groups in partnering with the

Missouri Department of Conservation's Urban Cost Share program to convert traditional detention basins into enhanced, native facilities. The program consists of a 50/50 cost share with a \$10,000 maximum award. Benefits of the enhanced, native basins include reduced maintenance time and cost, reduced storm water volume, cleaner storm water runoff, and enhanced wildlife habitat. Contact the Development Review Division at 636-949-1814 for more information.

COMMUNITY DEVELOPMENT NEWS & CONTACTS

Community Development Dept.
201 N. Second Street—Suite 420
St. Charles, Missouri 63301
Phone: 636-949-7335

For information regarding Home Maintenance and other CDBG Programs call: Amy Heckart, City of St. Peters, 636-477-6600 ext. 1204

DETENTION BASINS

The County inspected 76 storm water detention facilities in 2015 with 23 found needing correction actions.

HOME funding assists income eligible families with down payment and closing costs on the first-time purchase of a single-family home. Contact NECAC, Beyond Housing or Better Family Life.

We are on the Web

Additional information on all programs can be found at:

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



January, 2016

CDBG FUNDS ASSIST RESIDENTS

St. Charles County is an “urban county” consisting of unincorporated county, Cottleville, Dardenne Prairie, Lake St. Louis, St. Paul, St. Peters, Weldon Spring and Wentzville. An “urban county” qualifies the county for Community Development Block Grant (CDBG) funding. The 2015 program consists of Neighborhood Stability activities included housing rehabilitation and Public Services, which focuses on transportation assistance for the elderly or disabled, and addressing homelessness. The two most popular programs are: The HILP program which provides income eligible property

owners with up to a \$5,000 zero interest 5-year forgivable loan to make needed repairs to their homes. The Transportation program provides transportation assistance to elderly, handicapped and income eligible people who can not drive to make essential trips and medical office trips. Transportation service is provided by OATS and each person is allocated a specified number of trips. Other programs available to income eligible property owners include: assistance to address cited code violations and an emergency repair program to address critical issues which could cause the house to be uninhabitable. Over 1,400 households have been assisted since 2011.

FLOOD INSURANCE RATE MAPS APPROVED

St. Charles County’s floodplain ordinance was amended on October 26, 2015 for the County to begin using 2016 digital flood insurance rate maps (DFIRMs) as the basis for managing floodplain development within unincorporated St. Charles County. These 2016 DFIRMs, which have been under development by the Federal Emergency Management Agency since the early 2000’s, incorporate vastly improved detail and accuracy over the previously enacted 1996 and 2003 maps. The County’s program to manage floodplain development using these 69 DFIRMs and accompanying three studies allows County property owners to continue

participating in the National Flood Insurance Program. The County’s participation in this national program since September 1978 has allowed property owners to purchase private flood insurance when required for their federally backed mortgages. Beginning January 20, 2016, FEMA requires that insurers must use the 2016 DFIRMs for flood insurance purposes.

To view the 2016 flood maps for a specific address or location, you can use FEMA’s Flood Map Service Center online at <https://msc.fema.gov/portal>. (Be sure that you are viewing the 2016 maps and not previous versions.)

NEW SOFTWARE AUTOMATES CITIZEN ACCESS

Software will permit citizen access to department records to check on the status of a development, application or complaint. The software also permits applications to be filled out and submitted on-line for building permits, contractor licensing, zoning and platting

applications, land disturbance activities and to submit code enforcement complaints for investigation and tracking. Go to <http://www2.citizenserve.com/CAP/CitizenController> and login to allow access.

CRITICAL ASSISTANCE TO HOMELESS AND INDIGENT

The Community Assistance Board (CAB) received \$275,000 in Homeless and \$40,000 in Indigent Funds for 2014-2015. The County Council approved CAB recommendations funding 10 agencies for homeless activities which assisted 1,092 people and 9 agencies providing indigent services assisting 1,210 people. 80% of the FY2014 funds were

expended on providing housing assistance to homeless and indigent households to provide mortgage and rent assistance, utility assistance, temporary housing assistance, and household repairs and household items. Also, the County provided Bridgeway’s Women’s Center \$45,000, ALIVE (\$2,500) and Turning Point (\$2,500) to provide shelter to domestic violence victims.