

CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

This Consolidated Annual Performance and Evaluation Report (CAPER) describes the activities undertaken by St Charles Urban County, during year one of the St Louis County Home Consortium's 5-year Consolidated Plan covering 2021-2025 using Community Development Block Grant (CDBG) funds allocated to the County by the U.S. Department of Housing and Urban Development (HUD). The total allocation for 2021 was \$1,122,662. The County also received additional funds to support the County's preparation, response to, and prevention of COVID-19. The amount of funding received is a total of \$1,706,489.

The projects addressed to respond to the Coronavirus pandemic was Mortgage, Rent, Utility Assistance, Coordinated Entry, Hotel/Motel Sheltering, Food Assistance, Mental Health Assistance and Small Business Assistance. The assistance was given to 427 persons or 343 households who faced emergency or economic hardship due to the pandemic.

The report serves to meet the performance reporting requirements of the Consolidated Plan Regulations at 24 CFR 91.520. The report measures the progress made and the accomplishments achieved against the goals and objectives described in the County's 2021 Annual Action Plan and the 2021-2025 Consolidated Plan. The participating jurisdictions of the St Charles Urban County include unincorporated St Charles County and the municipalities of the Cities of St Charles, Cottleville, Lake St Louis, St Paul, St Peters, Weldon Spring and Wentzville.

During FY21, the County continued to fund several programs previously administered including: St Charles County and City Home Improvement and Transportation Programs, St Peters Home Improvement, Transportation, Meals on Wheels, and Community Services, County Community Services, Homeless Prevention and Affordable Rental Housing Programs. The County continued to use the oldest activity funding first and continued to administer prior year programs.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee’s program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Affordable Housing Development/Rehabilitation	Affordable Housing	CDBG: \$	Rental units rehabilitated	Household Housing Unit	5	0	0.00%	1	0	0.00%
Code Enforcement	Affordable Housing	CDBG: \$	Housing Code Enforcement/Foreclosed Property Care	Household Housing Unit	7500	1500	20.00%	350	1500	428.57%
Community Services	Non-Homeless Special Needs	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	208		30	208	693.33%
Community Services	Non-Homeless Special Needs	CDBG: \$	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	100	17	17.00%			
Homeless Prevention	Affordable Housing	CDBG: \$	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	50	343	686.00%	50	343	686.00%
Housing Rehabilitation	Affordable Housing	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	450	60	13.33%	85	60	70.59%
Program Administration	Administration	CDBG: \$	Other	Other	0	0				

Transportation	Non-Homeless Special Needs	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	400	277	69.25%	850	277	32.59%
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Table 1 - Accomplishments – Program Year & Strategic Plan to Date

Assess how the jurisdiction’s use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

During the development of the FY21 Annual Plan, the activities that receive the largest allocation of CDBG dollars are rehabilitation, transportation, homeless prevention and affordable rental housing within the St Charles Urban County. The City of St Charles combined their programs with St Charles County to offer home rehabilitation and transportation to more residents. The City of St Peters, who is a subrecipient of St Charles County, also administers a rehabilitation program and a transportation program. The County funded homeless prevention and affordable housing. These activities allowed the County to continue to address the highest priority needs of the County.

The Covid-19 pandemic still caused a delay in the release of the 2021 funding. With the County’s additional allocation of CARES Act funding, this caused a delay in executing and administering existing programs. The priorities that were focused on were the creation of new programs to respond to Covid-19.

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

	CDBG
White	462
Black or African American	132
Asian	10
American Indian or American Native	5
Native Hawaiian or Other Pacific Islander	0
Total	609
Hispanic	6
Not Hispanic	610

Table 2 – Table of assistance to racial and ethnic populations by source of funds

Narrative

The County also promotes programs at the Continuum of Care meetings in an effort to expand outreach to minority families who may need assistance. Based on total population percentages by race and participant information, participants in the program during 2021 is a good representation of race within the County as a whole.

7 families were listed as other multi-racial for a total of 611 families assisted. The total families served is 622.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	1,122,662	954,448
Competitive McKinney-Vento Homeless Assistance Act	public - federal	0	
Housing Trust Fund	public - state	0	
LIHTC	public - state	0	
Section 8	public - federal	0	
Tax Credits	public - state	0	

Table 3 - Resources Made Available

Narrative

St Charles Urban County programs are promoted throughout the community to attract all races and ethnicities for participation. The County sent notices to the St Charles Public Housing Authority, English as a second language department at the St. Charles County Community College, the local chapter for the NAACP. The County also promotes programs at the Continuum of Care meetings in an effort to expand outreach to minority families who may need assistance.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
City of St. Charles	6	6	
City of St. Peters	19	19	Sub-recipient & participating jurisdiction of St. Charles Urban County
St. Charles Urban County	75	75	Includes Unincorporated St. Charles County & 7 municipal jurisdictions

Table 4 – Identify the geographic distribution and location of investments

Narrative

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

St Charles Urban County did not utilize any publicly owned land or property to address the needs identified in the plan. In addition to CDBG dollars, the City of St Peters allocates dollars to its transportation program to assist additional residents with transportation services.

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	0	0
Number of Non-Homeless households to be provided affordable housing units	0	0
Number of Special-Needs households to be provided affordable housing units	0	0
Total	0	0

Table 5 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	320
Number of households supported through The Production of New Units	0	0
Number of households supported through Rehab of Existing Units	0	60
Number of households supported through Acquisition of Existing Units	0	0
Total	0	380

Table 6 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

The County CDBG programs do not provide new construction of affordable housing for residents, but may assist in keeping them house within their current units. However, the County has funded, with CDBG, the Affordable Rental Rehab Program.

Discuss how these outcomes will impact future annual action plans.

The County continues to expend dollars for rent, mortgage, utility and rehab activities. These are identified needs within the participating jurisdictions of the Urban County and the County intends to continue to fund these activities in future action plans. If there appears to be unspent dollars in these activities as future plans are prepared, the County will assist additional families to utilize unspent funds or re-evaluate existing funding for possible reallocations.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	286	0
Low-income	151	0
Moderate-income	177	0
Total	614	0

Table 7 – Number of Households Served

Narrative Information

Income based figures for persons served cover all Urban County programs. It should be noted that 8 individuals were over the 80% income level. The individuals that were over the income limit were not selected over someone who was within the area median income for a total of 622 households served.

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)
Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

St Charles County has continued to provide support to the St Charles County Continuum of Care (CoC) in its efforts to conduct outreach and assessment of the homeless in the area, including support for the HMIS system.

The County's homeless prevention goals utilizes CDBG funding to assist those whose are in jeopardy of becoming homeless. St Charles County continues to work with social service agencies in St Charles County, which are providing aid to homeless persons and addressing their individual needs. Funding was allocated toward this need in FY21 in order for families to stay in their homes. Sts Joachim and Ann Care Services was awarded funding to assist those who may currently be homeless or unsheltered. The FY21 funds have not been administered due to the delay in receiving the FY21 funding.

Addressing the emergency shelter and transitional housing needs of homeless persons

There is no shelter or transitional housing located in St Charles County at this time. The CDBG Administrator attends the Short/Long Term Housing Task Force meetings. The task force is moving forward with this project and is looking at mirroring the City of Refuge model based out of Atlanta Georgia. The Community Council of St Charles County, City of St Charles Mayor, and other members in the community to obtain funding.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

Homeless prevention includes the provision of rental assistance, utility assistance and supportive services directly related to help those in danger of eviction or foreclosure or other loss of shelter. Programs are designed to stabilize individuals and families in their existing homes.

In addition to utilizing CDBG funds to aid in keeping individuals from becoming homeless. The County supports local social service agencies addressing unmet needs within the County. These agencies play a key role in homeless prevention. These agencies are made up of 45 non-profit members of the Continuum of Care for St Charles, Lincoln and Warren Counties.

Since the onset of the Covid-19 pandemic, the County continued to see an increase in individuals needing assistance addressing homeless prevention.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

CDBG funding assists agencies working with individuals in jeopardy of becoming homeless, but it alone cannot, and does not, address homelessness. The Continuum of Care participates in a Homeless Count each year in January to identify homeless individuals within Lincoln, Warren, and St Charles Counties. The results of the count help ease awareness of homeless individuals within the community. While this is a priority need and the County provides limited funding towards this need, the County is limited by the public services cap when determining funding allocations.

CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

The Northeast Community Action Corporation (NECAC) administers the Section 8 voucher program within St. Charles County. NECAC maintains the waiting list and the administration of the program. CDBG funds are not directly used to address the needs of public housing. The City of St Charles works in a partnership with the St Charles Public Housing Authority (PHA), to promote the enforcement of fair housing.

Actions taken to encourage public housing residents to become more involved in management and participate in homeownership

NECAC is the St Charles County Public Housing Authority and administers the County's Section 8 voucher program. The County supports NECAC in promoting the Homeownership program funding with HOME dollars to encourage homeownership amongst Section 8 voucher holders. The St Charles Public Housing Authority participates in the CDBG public hearings during the Annual Action Plan, and their residents are invited to attend. The City of St Charles was unable to hold a homeownership seminar due to the on-going problems with COVID-19. The City will attempt to hold either a in-person seminar or provide a presentation that people moving into the self-sufficiency program can view virtually.

Actions taken to provide assistance to troubled PHAs

The County is not aware of any trouble Public Housing Authorities.

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)

Each participating jurisdiction controls individual policies within their communities. Communities continue to support tax credit projects, Habitat for Humanity and affordable developments within their jurisdictions. Market and economic factors pose constraints to the provision of adequate and affordable housing. The County will continue to support the St Charles Community Council and area organizations whose initiatives including dispelling myths about particular housing, along with the St Charles County Housing Team. The housing team is a voluntary council dedicated to qualify affordable universally designed homes for good neighborhoods, safe communities, and thriving families. This is a collaborative effort to help identify barriers and promote solutions to meet the multiple housing needs within St Charles County. During FY21, the County was unable to provide some CDBG funding to assist a subrecipient, due to the delay in funding. These funds will purchase a home to provide a affordable rental to a low-income family. The County will continue to address the need for affordable housing.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

Attracting eligible participants particularly of varying race and ethnicity continues to be difficult given the makeup of the County being predominately white. Promotion via word of mouth by previous participants continues to be integral to the success of the programs. The County will continue to promote via website, Facebook, You Tube, newspapers, and its employee newsletter, as well as, participation within the CoC, other promotional outlets including resident publications published by both the County and the Participating Jurisdictions, announcements at social service agency meetings, senior centers, and flyers.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

Home improvement loan clients are provided the EPA *Renovate Right* booklet and the EPA pamphlet *Protect Yourself from Lead in Your Home*. Staff explains the important points in this literature at the time the client signs the program agreements. The County may test the homes built prior to 1978 particularly when the project could possibly disrupt painted surfaces. Should the project test positive for lead, the project could be cancelled because the cost could be more than available in the program.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

The County's primary way to reduce the number of poverty-level families is through the funding of the CDBG housing program. These funds effectively eliminate any immediate concern for housing repairs due to upgrades and improvements. The County encourages the hiring of Section 3 residents in all its

programs.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

St Charles County works with other participating jurisdictions and prides itself with developing partnerships to strengthen its institutional structure. In the attempt to lessen the gaps the County is committed to establishing the maintaining working relationships with the participating jurisdictions, organizations and institutions that are service providers in the County.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

The County and City of St Charles has focused on working to coordinate and communicate affordable housing, supportive housing, homeless and non-housing community development strategies to community groups and local government officials. The County will continue to share information with community groups, public institutions, non-profit organizations and private industry, in order to identify resources and opportunities and coordinate activities, as appropriate. The City staff will continue to work with individuals as well as organizations in order to ensure services are not duplicated and to allow for a better integration of services by service providers.

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

The current Analysis of Impediments (AI) is available on the County's webpage for public review. The public can also request to view a hard copy of the plan at the St Charles Administration Offices. The barriers identified in the most recent AI concerning fair housing choice include the following:

Transportation

The lack of public transportation options were identified as an impediment. St Charles Urban County administers transportation programs for elderly, disabled, and low-income persons. While the programs are limited, they have been successful in assisting many residents with access to transportation. This access does include the needing rides to school and to work.

Fair Housing

The County promotes and educates on Fair Housing on their social media accounts and will strive to hold more educational, informative seminars in the coming year on different topics to include the value of owning affordable housing. The Cities of St Charles and St Peters both have updated their group home ordinance. Other communities do not have restrictive ordinances involving group homes. The County will continue to provide funds to a subrecipient to assist in the purchase of homes which will be rehabbed and rented at an affordable rate to low income families.

CR-40 - Monitoring 91.220 and 91.230

Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

The City of St Charles CDBG Staff continuously tracks expenditures. Due to the influx of funding, CDBG staff desk monitors all paperwork from the public service agencies requesting reimbursement requests. The County reviewed reimbursement requests, and approved the draws after they were entered by CDBG Staff in IDIS. Due to the ongoing affect of the Coronavirus, CDBG has not monitored the public services agencies in person, all invoices that have been submitted were desk monitored before any payment was processed.

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

The County's citizen participating plan allows for public notice, a public hearing and a comment period for the performance report. The public hearing for the FY21 CAPER is being held at the City of St Charles, City Hall on March 17, 2022. Notice was published in the newspaper of record 15 days prior to the meeting. Notices were placed within public places, such at libraries, and at all municipal buildings within the Urban County. Notices were also published on the County website and all websites of the participating jurisdictions for promotion to residents. The County also sent the public hearing notice to the St Charles Community Council for distribution and posting.

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

Objectives and priority needs changed with the influx of CDBG-CV funding. This funding was used to address the continued impacts of the pandemic. The County was able to allocate \$550,000 for small business and mental health assistance. These activities are new to the County.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No

[BEDI grantees] Describe accomplishments and program outcomes during the last year.