COMMUNITY DEVELOPMENT ADMINISTRATION
CITY OF ST. LOUIS

Cara Spencer
Mayor

Matt Moak
Executive Director

November 2, 2026

Board of Estimate and Apportionment
1200 Market Street, Room 414
St. Louis, Missouri 63103

Re: Board Bill # 104

Honorable Members of the Board of Estimate and Apportionment:

The Community Development Administration (CDA) respectfully requests approval of the attached Board Bill, which is required in order for the City to submit its 2027 Annual Action Plan to the United States Department of Housing and Urban Development ("HUD"). This is in compliance with 24 CFR § 91.15 and the City's HUD approved Citizen Participation Plan; authorizes and directs the Mayor and the Comptroller to enter into and execute agreements with HUD for the receipt of 2026 Community Development Block Grant ($17,471,654), HOME Investment Partnership ($2,367,953), Emergency Solutions Grant ($1,536,656), and Housing Opportunities for Persons with AIDS ($3,306,282) funds; appropriating CDBG, HOME, HOPWA, and ESG grant; authorizing the Directors of the Community Development Administration, Department of Human Services, and Department of Health to make, negotiate and execute contracts as may be necessary to expend funds; providing information on funds to be reprogrammed pursuant to a substantial amendment; and containing an emergency clause. The figures provided include the amount estimated to be available for the upcoming program year and may include prior funds and/or available program income.

A copy of the Board Bill #104 is attached. Thank you for your consideration of this request. If you have any questions or need any additional information, please do not hesitate to call me at (314) 657-3835.

Sincerely,

Matt Moak
Executive Director, Community Development Administration

Summary
Board Bill Number 104
Introduced by Alderwoman Alisha Sonnier
October 23, 2026

A board bill recommended by the Board of Estimate & Apportionment, authorizing the Mayor to submit the 2027 Annual Action Plan to the United States Department of Housing and Urban Development ("HUD"); authorizing and directing the Mayor and the Comptroller to enter into and execute agreements with HUD for the receipt of 2027 Community Development Block Grant ("CDBG"), 2027 HOME Investment Partnership ("HOME"), 2027 Emergency Solutions Grant ("ESG"), and 2027 Housing Opportunities for Persons with AIDS ("HOPWA) funds; appropriating CDBG, HOME, ESG and HOPWA grant funds; authorizing the Directors of the Community Development Administration ("CDA"), Department of Human Services ("DHS"), and Department of Health ("DOH") to make, negotiate and execute contracts as may be necessary to expend funds; and containing severability and emergency clauses.

BOARD BILL NUMBER 104 INTRODUCED BY ALDERWOMAN ALISHA SONNIER

An ordinance, recommended by the Board of Estimate & Apportionment, authorizing the Mayor to submit the 2027 Annual Action Plan to the United States Department of Housing and Urban Development ("HUD"); authorizing the Mayor and Comptroller to enter into and execute agreements with HUD for the receipt of 2027 Community Development Block Grant ("CDBG"), Community Development Block Grant Disaster Recovery ("CDBG-DR"), HOME Investment Partnership ("HOME"), Emergency Solutions Grant ("ESG"), and Housing Opportunities for Persons with AIDS ("HOPWA) funds; authorizing the Directors of the Community Development Administration, Department of Human Services and Department of Health to execute contracts as may be necessary to expend funds; and containing severability and emergency clauses.

WHEREAS, appropriating the sum of Seventeen Million, Four Hundred Seventy One Thousand, Six Hundred and Fifty-Four Dollars ($17,471,654) which the City estimates will be available for the 2027 CDBG Program Year; appropriating the sum of Two Million, Three Hundred Sixty Seven Thousand, Nine Hundred and Fifty Three Dollars ($2,367,953) which the City estimates will be available for the 2027 HOME Program Year; appropriating the sum of One Million, Five Hundred Thirty Six Thousand, Six Hundred and Fifty Six Dollars ($1,536,656) which the City estimates will be available for the 2027 ESG Program Year; and appropriating the sum of Three Million, Three Hundred Six Thousand, Two Hundred and Eighty Two Dollars ($3,306,282) of which the City estimates will be available for the 2027 HOPWA Program Year, is in the public interest; and

WHEREAS, authorizing and directing the Director of the Community Development Administration ("CDA") to contract with municipal agencies, non-profit corporations and other entities, as necessary, for the expenditure of CDBG and HOME funds, to establish and implement a lump sum drawdown procedure for the purpose of financing property rehabilitation activities, to establish and implement a program to guarantee in whole or in part construction loans from private financial institutions, and/or to establish and implement a procedure for providing financial assistance to CDBG-eligible undertakings through float loan financing is in the public interest; and

WHEREAS, authorizing and directing the Director of the Department of Human Services ("DHS") to contract with municipal agencies, non-profit corporations and other entities, as necessary for the expenditure of ESG funds is in the public interest; and

WHEREAS, authorizing and directing the Director of Health and Hospitals to contract with municipal agencies, non-profit corporations and other entities, as necessary for the expenditure of HOPWA funds, and directing the Comptroller to issue warrants thereon upon the City Treasury is in the public interest; and

WHEREAS, in 2012 the St. Louis HUD Field Office initiated a Technical Assistance request for the City to enhance the City's ability to address capacity gaps identified during an on-site needs assessment spurred by HUD's One CPD Technical Assistance Office; and

WHEREAS, subsequent HUD Technical Assistance Team reviews and site visits resulted in a requirement from HUD that the City's process for evaluating proposals to be

funded with CDBG and HOME funds and awarding those funds to subrecipients and others be redesigned; and

WHEREAS, in Program Year 2014, the City effectively redesigned its process to enhance transparency and ensure that funds were awarded based on a competitive process; and

WHEREAS, in Program Year 2020, the City enhanced its Citizen Participation Plan to provide citizens and other interested parties with further opportunities to participate in an advisory role in the planning, implementation and evaluation of the City's CDBG, HOME, ESG and HOPWA programs; and

WHEREAS, as part of the 2025-2029 Consolidated Planning process, the Community Development Administration has issued surveys, engaged community stakeholders, hosted a series of open houses, conducted a market value analysis and made a draft copy of the City's 2025-2029 Consolidated Plan available for public comment on the city website; and

WHEREAS, HUD continues to monitor the Consolidated Planning and budgeting processes employed by the City of St. Louis to ensure compliance with all applicable federal statutes, regulations and policy guidance; and

WHEREAS, the City must continue to assure HUD that allocation and management of CDBG and HOME funds are carried out such as to achieve maximum community development and housing programs; and

WHEREAS, by failing to continue to implement the redesigned process, the City places at risk its receipt of FY2027 HUD CDBG and HOME allocations; and

WHEREAS, by failing to continue to implement the redesigned process the City further risks demand for the repayment of funds expended in prior program years; and

WHEREAS, such payback funds must be obtained by the City from non-federal funding sources; and

WHEREAS, HUD has stated that failure by the City to continue to implement a fair, consistent, and transparent process for the allocation, use, and accounting of CDBG and HOME funds will ultimately harm the very individuals that the programs were designed to assist; and

WHEREAS, 2027 CDBG, CDBG-DR, HOME, ESG and HOPWA funding will become available on January 1, 2027; and

WHEREAS, in order to receive these funds, the City of St. Louis must continue to implement the redesigned process and submit to HUD a 2027 Annual Plan; and

WHEREAS, it is estimated that the 2027 CDBG Entitlement, together with previous year CDBG funds available for re-allocation, CDBG Program Income generated by activities conducted with previous year CDBG funds that have not yet been appropriated for any purpose and CDBG Program Income estimated to be generated by activities conducted in 2027 with CDBG funds, is Seventeen Million, Four Hundred Seventy One Thousand, Six Hundred and Fifty Four Dollars ($17,471,654); and

WHEREAS, the City has identified certain known appropriation needs as summarized in **Exhibit A**, and the City desires to appropriate the CDBG Entitlement and Program Income Funds for these needs, to establish and implement a lump sum drawdown procedure to finance and facilitate property rehabilitation activities to establish and

implement a program to guarantee in whole or in part construction loans from private financial institutions, and to establish and implement a procedure for providing financial assistance to CDBG-eligible undertakings through float loan financing; and

WHEREAS, it is estimated that the 2027 HOME Entitlement, together with previous year HOME funds available for allocation, HOME Program Income generated by activities conducted with previous year HOME funds that have not yet been appropriated for any purpose and HOME Program Income estimated to be generated by activities conducted in 2027 with HOME funds, will amount to the sum of Two Million, Three Hundred Sixty Seven Thousand, Nine Hundred and Fifty Three Dollars ($2,367,953); and

WHEREAS, the City has identified certain known appropriation needs as summarized in **Exhibit A**, and the City desires to appropriate the HOME Entitlement and Program Income Funds for these needs and to establish and implement a program to guarantee in whole or in part construction loans from private financial institutions; and

WHEREAS, it is estimated that the 2027 ESG Entitlement, together with previous year ESG funds available for allocation, will amount to the sum of One Million, Five Hundred Thirty Six Thousand, Six Hundred and Fifty Six Dollars ($1,536,656); and

WHEREAS, the City desires to appropriate the ESG Entitlement for needs related to the purpose of the ESG program; and

WHEREAS, it is estimated that the 2027 HOPWA Entitlement, together with previous year HOPWA funds available for allocation, will amount to the sum of Three Million, Three Hundred Six Thousand, Two Hundred and Eighty Two Dollars ($3,306,282); and

WHEREAS, the City desires to appropriate the HOPWA Entitlement for needs related to the purpose of the HOPWA program.

BE IT ORDAINED BY THE CITY OF ST. LOUIS AS FOLLOWS:

SECTION ONE. ANNUAL ACTION PLAN SUBMISSION

The Mayor of the City of St. Louis, on behalf of the City, is hereby authorized and directed to submit the 2027 Annual Action Plan to the Department of Housing and Urban Development in order to fulfill the eligibility and compliance requirements for the 2027 CDBG, HOME, ESG and HOPWA Entitlement Programs.

SECTION TWO. CDBG APPROPRIATION

There is hereby appropriated the sum of Seventeen Million, Four Hundred Seventy One Thousand, Six Hundred and Fifty Four Dollars ($17,471,654) of 2027 CDBG funds for the purposes described in **Exhibit A** incorporated herein by reference. The Director of CDA is hereby authorized to make, negotiate and execute any and all contracts or other documents, including disbursing agreements and/or other agreements associated with lump sum drawdowns intended to facilitate property rehabilitation activities, including agreements associated with guarantees in whole or in part of construction loans from private financial institutions, and including agreements associated with the establishment and implementation of a procedure for providing financial assistance to CDBG-eligible undertakings through float loan financing, on behalf of the City, which are necessary to carry out the City's CDBG and HOME programs and to expend said funds for the purposes and in the amounts specified in **Exhibit A** attached hereto, and the Comptroller is authorized and directed to issue warrants upon the City Treasury for payment thereon. The Director of CDA is further

authorized to transfer funds among the purposes described in **Exhibit A** with the approval of the Board of Estimate and Apportionment; to substitute HOME funding for CDBG funding budgeted pursuant to this ordinance with the approval of the Board of Estimate and Apportionment; and, to the extent that additional Tax Increment Financing Revenue, program income and/or other funds become available, provided that the Board of Estimate and Apportionment shall approve the expenditure of such funds.

SECTION THREE. HOME APPROPRIATION

There is further hereby appropriated the sum of Two Million, Three Hundred Sixty Seven Thousand, Nine Hundred and Fifty Three Dollars ($2,367,953) of 2027 HOME Funds for the purposes described in **Exhibit A** incorporated herein by reference. The Director of CDA is hereby authorized to make, negotiate and execute any and all contracts or other documents including agreements associated with guarantees in whole or in part of construction loans from private financial institutions, on behalf of the City, which are necessary to carry out the City's HOME programs and to expend said funds, and the Comptroller is authorized and directed to issue warrants upon the City Treasury for payment thereon. The Director of CDA is further authorized to transfer funds among the purposes described in **Exhibit A** with the approval of the Board of Estimate and Apportionment and to substitute CDBG funding for HOME funding budgeted pursuant to this ordinance with the approval of the Board of Estimate and Apportionment. At least fifteen percent of the aforesaid 2027 HOME funds, or Three Hundred Fifty Five Thousand, One Hundred and Ninety Three Dollars ($355,193), must be committed to projects to be undertaken by certified Community Housing Development Organizations (CHDOs).

SECTION FOUR. ESG APPROPRIATION

There is further appropriated the sum of One Million, Five Hundred Thirty Six Thousand, Six Hundred and Fifty Six Dollars ($1,536,656) of 2027 ESG Funds. The Director of the Department of Human Services is hereby authorized to make, negotiate and execute any and all contracts or other documents on behalf of the City which are necessary to carry out the City's ESG programs and to expend said funds, and the Comptroller is authorized and directed to issue warrants upon the City Treasury for payment thereon.

SECTION FIVE. HOPWA APPROPRIATION

There is further appropriated the sum of Three Million, Three Hundred Six Thousand, Two Hundred and Eighty Two Dollars ($3,306,282) of 2027 HOPWA Funds. The Director of Health and Hospitals is hereby authorized to make, negotiate and execute any and all contracts or other documents on behalf of the City which are necessary to carry out the City's HOPWA programs and to expend said funds, and the Comptroller is authorized and directed to issue warrants upon the City Treasury for payment thereon.

SECTION SIX. SEVERABILITY CLAUSE

It is hereby declared to be the intention of the Board of Alderman that each and every part, section and subsection of the Ordinance shall be separate and severable from each and every other part, section and subsection hereof and that the Board of Alderman intends to adopt each said part, section and subsection separately and independently of any other part, section and subsection. In the event that any part, section or subsection of this Ordinance shall be determined to be or to have been unlawful or unconstitutional, the remaining parts, sections and subsections shall be and remain in full force and effect, unless the court making

such finding shall determine that the valid portions standing alone are incomplete and are incapable of being executed in accord with the legislative intent.

SECTION SEVEN. EMERGENCY CLAUSE

This being an ordinance necessary for the immediate preservation of the public peace, health and safety and making appropriations for the payment of principal and interest on public debt and for the current expenses of the City government, an emergency is hereby declared to exist within the meaning of Section 20, Article IV, of the Charter and this ordinance shall be in full force and effect immediately upon its passage and approval by the Mayor.

CDA
COMMUNITY DEVELOPMENT ADMINISTRATION
CITY OF ST. LOUIS

Operating Agency	Program	2027 Proposed CDBG	2027 Proposed HOME
PUBLIC SERVICES			
Big Brothers Big Sisters of Eastern Missouri	Youth Mentoring & Wraparound Support	$175,000	
Carondelet Community Betterment Federation	CCBF Food & Nutritional Services	$95,437	
City Seniors, Inc.	Food Pantry	$40,000	
City Seniors, Inc.	Senior Services	$140,000	
Covenant House Missouri	Transitional Living Program	$70,000	
Covenant House Missouri	Genesis Shelter Program	$60,000	
Criminal Justice Ministry	CJM Foundations First Housing (Housing-First Reentry Support)	$150,980	
Criminal Justice Ministry	CJM First Services (Reentry Navigation Hub)	$49,687	
Department of Parks & Recreation	Expanded Recreation	$308,000	
Employment Connection	ReEntry	$175,000	
Employment Connection	Competitive Employment Program	$90,000	
Employment Connection	Green Jobs	$150,000	
Food Outreach	Public Service- Food Access	$160,000	
Gene Slay's Girls & Boys Club of St. Louis	GSGBC Operations	$155,000	
Guardian Angel Settlement Association	Housing Stability	$50,000	
Guardian Angel Settlement Association	Food Pantry	$50,000	
Guardian Angel Settlement Association	Senior Services	$50,000	
Guardian Angel Settlement Association	Childcare	$50,000	
Hope House STL	Transitional Housing Program	$160,000	
Interfaith Residence (Doorways)	Comprehensive Flex Housing	$150,000	
Midtown Community Services	Youth Development & Empowerment	$35,000	
Mission: St. Louis	Beyond Jobs	$100,510	
Mission: St. Louis	Beyond School	$140,000	
Northside Youth And Senior Service Center	Northside Senior Meal Program	$100,000	
Peter & Paul Community Services	Jugan Shelter	$100,000	
Seed St. Louis	Building Gardens, Growing Communities	$95,000	
St. Louis Agency on Training and Employment	Prison 2 Prosperity (P2P)	$80,000	
St. Louis Area Agency on Aging	Elderly Services	$200,000	
Tower Grove Neighborhoods CDC	ARCH by HomeScreen	$50,000	
Urban League of Metropolitan St. Louis	Save Our Sons and Sisters Job Placement	$90,000	
	SUBTOTAL	**$3,319,614**	
INTERIM ASSISTANCE			
Land Reutilization Authority	Property Maintenance & Vacancy Support	$1,000,000	
SLDC	Interim Assistance	$500,000	
Department of Parks, Recreation & Forestry	Operation Brightside	$420,000	
	SUBTOTAL	**$1,920,000**	
LMI HOMEOWNER ASSISTANCE			
The Housing Partnership	Down Payment Assistance	$172,500	
City of St. Louis Building Division	Healthy Home Repair Inspections	$350,000	
Mission St. Louis	Healthy Home Repair Program	$850,000	
Mission St. Louis	Energy Efficiency & Weatherization	$100,728	
Community Development Administration	Home Repair Program Loan Pool	$2,276,956	
	SUBTOTAL	**$3,750,184**	
CODE ENFORCEMENT			
City Counselor's Office	Problem Properties	$228,000	
	SUBTOTAL	**$228,000**	
HOUSING PRODUCTION			
Community Development Administration	Affordable Housing Production & Preservation	$2,000,000	$2,137,953
Community Development Administration	Rehabilitation Administration	$1,050,000	$205,000
	SUBTOTAL	**$3,050,000**	**$2,342,953**
ECONOMIC DEVELOPMENT			
Justine Petersen	Microenterprise Lending & Training Program	$400,000	
	SUBTOTAL	**$400,000**	
PUBLIC IMPROVEMENTS			
Carr Square Tenant Corporation	Carr Square Community Center	$500,000	
Gene Slay's Girls & Boys Club of St. Louis	GSGBC Capital Campaign	$500,000	
Preservation of Affordable Housing	Clinton-Peabody Phase II	$309,525	
	SUBTOTAL	**$1,309,525**	
PLANNING & ADMINISTRATION			
Community Development Administration	CDA Administration	$2,119,831	$25,000
Comptroller's Office	Federal Grants Administrative Support	$45,000	
Planning & Urban Design Agency	PDA Administration	$1,000,000	
St. Louis Development Corporation	Capacity Building for Minority Contractors	$100,000	
City Counselor's Office	Legal Services Support Program	$229,500	
	SUBTOTAL	**$3,494,331**	**$25,000**
ALL	GRAND TOTAL	$17,471,654	$2,367,953