

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.

The City of Florissant concentrated the use of its CDBG funds in affordable housing related activities in Program Year 2021. The following programs were identified in our Program Year 2021 Annual Action Plan: (1) Home Improvement Program, (2) Home Improvement Program-Mechanical, (3) Project IMPACT (formally known as Community Oriented Problem Solving (C.O.P.S.)), (4) Mortgage Rent and Utility Assistance Program, and (5) Program Planning and Administration. During PY2021 the City provided 0% interest, five-year forgivable loans to assist 23 low-moderate income homeowners make repairs and improvements to their homes. In addition, the City provided grants to 16 low-moderate income homeowners to replace heating and cooling units, usually in emergency situations. Through the Project IMPACT program (formally known as COPS), the City provided funds to allow 10 residents with disabilities or low income in need of handicapped ramps or assistance with the upkeep of their homes.

An allocation of \$11,000 was set aside for the Mortgage Rent and Utility Assistance Program. This program provided mortgage, rent and/or utility assistance to 11 people/3 households who faced emergency or severe temporary economic hardship.

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
Administration	Administration	CDBG: \$53,253.00	Other	Other	1	1	100.00%	1	1	100.00%
Project IMPACT (formally known as C.O.P.S.)	Affordable Housing	CDBG: \$10,000.00	Homeowner Housing Rehabilitated	Household Housing Unit	50	10	20.00%	10	10	100.00%
Home Improvement Program	Affordable Housing	CDBG: \$132,016.00	Homeowner Housing Rehabilitated	Household Housing Unit	110	23	21.00%	22	23	104.55%
Home Improvement Program - Mechanical	Affordable Housing	CDBG: \$60,000	Homeowner Housing Rehabilitated	Household Housing Unit	60	16	27.00%	10	16	160.00%
Mortgage, Rental & Utility Assistance	Public Services	CDBG: \$11,000	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	45	11	24.00%	10	11	110.00%

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.

The City of Florissant is an entitlement grantee, and receives its CDBG funds directly from HUD. In FY2021 the City of Florissant

received a total of \$266,269.00 in CDBG funds. At the end of each fiscal year the Florissant Community Development Office is required to prepare this Consolidated Annual Performance and Evaluation Report (CAPER). The CAPER indicates how Florissant’s CDBG funds were expended, and Jurisdiction evaluates the city’s progress in accomplishing its community development objectives.

Program Year 2021 marked Florissant’s first year of the Amended 5 year Consolidated Plan. Much of the year was spent setting up and implementing activities. For the FY2021 all projects scheduled are either completed or underway. CDBG investments are made city-wide since low-to moderate income people are not concentrated in only one geographic area of the city.

Due to COVID-19, changes to our existing programs were necessary. COVID-19 continued to result in a delayed release of 2021 funds, City/County/World wide shut downs, employment layoffs and additional Federal funding with the release of CARES-Act funding. CARES-Act funding was designated to aid in preparation, prevention and the respond to Caronavirus. This pandemic and the additional allocation of CDBG-CV funds caused delays in the execuuiou and administration of existing programs and focused our priorities to 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	27
Black or African American	29
Asian	0
American Indian or American Native	0
Native Hawaiian or Other Pacific Islander	0
Total	56
Hispanic	4
Not Hispanic	56

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

Narrative

The total number of families assisted is 60, with 27 (45%) being white and 29 (48.3%) being African American. There were 4 Hispanic families assisted, or .06%, were Hispanic and 56 (93%) were not Hispanic. Our programs assisted a greater proportion of minority families than are represented in our community. The 2020 census shows that roughly 2.9% of the population is Hispanic, 45.6% is white, and 44.5% is African-American. Roughly one percent of Florissant’s population is either Asian, American Indian, or Native Hawaiian/Pacific Islander and that one percent was not among those receiving assistance.

Because we were able to utilize available funds to best address the needs of those populations in our community who needed it most, the race and ethnicity percentages of the families assisted are not an identical match with community demographics.

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		266,269	192,518.78

Table 3 – Resources Made Available

Narrative

The City of Florissant qualified as an Entitlement Community in the late 1979/early 1980’s. The 2020 Census estimates the city’s population at 52,5330.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
City of Florissant	100	100	

Table 4 – Identify the geographic distribution and location of investments

Narrative

The City of Florissant consists of an older/aging housing stock with a large percentage of low to moderate individuals/households. CDBG funds are distributed city-wide since low-to-moderate income households/persons are not concentrated in one geographic area of the City.

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.

While the City of Florissant has a small CDBG allocation, it is very highly leveraged through Project IMPACT (formally known as C.O.P.S.) program in order to provide home repairs and accessibility improvements to the maximum number of low- to moderate-income disabled Florissant residents. The Project IMPACT program uses CDBG funding to purchase wheelchair ramps, materials and supplies for homes that are then assisted by qualified volunteers. The volunteer labor allows more households to be served with limited funding, and volunteer services are requested for the implementation of other programs in addition to the Project IMPACT, however this program has shown the greatest results in terms of leverage.

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	47	68
Number of Special-Needs households to be provided affordable housing units	0	0
Total	47	68

Table 5- Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	10	7
Number of households supported through The Production of New Units	0	0
Number of households supported through Rehab of Existing Units	47	68
Number of households supported through Acquisition of Existing Units	0	0
Total	57	75

Table 6 - Number of Households Supported

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

The discrepancy between the IDIS reports & the final #'s in the CAPER are due to a few reasons: 1. city funds were expended on several activities but was not reflected in IDIS as drawdowns for some of those expenditures had not be completed. 2. several households assisted thru the Project IMPACT program used no funding but were still recorded as households assisted. 3. Not all households assisted used 2021 funding as we use prior years funding first. The #'s reported in the CAPER are the accurate #'s

Discuss how these outcomes will impact future annual action plans.

Not Applicable

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 Persons Served	CDBG Actual	HOME Actual
Extremely Low-income	19	0
Low-income	56	0
Moderate-income	0	0

Total	75	0
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39Table 7 – Number of Persons Served

Narrative Information

The City of Florissant’s programs have been entirely focused on the needs of low and extremely low income individuals in the community. Of the extremely low-income people helped in the CDBG programs for 2021, 21 of the 60 have incomes at less than 30% of the median income.

Our CDBG funds allocated for affordable housing have been used to provide support to people who need repairs and improvements to their homes to improve their quality of life.

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

Various outreach programs and services exist in our community to identify homeless persons and assess individual needs. The majority of social service agencies are in St. Louis City and St. Louis County. If homeless families and individuals are identified, the City works with St. Louis County, Continuum of Care Coordinated Entry Program 211 and other organizations (i.e. Catholic Charities, Housing Resource Center, Better Family and local organizations such as the St. Vincent DePaul Society) to place and provide homeless persons with needed services. Each year the Continuum of Care does a Homeless Count in St. Louis County to identify homeless individuals in the area. There are also programs to help homeless persons transition to permanent housing and independent living. The city will continue to develop relationships with the various service agencies providing services to the homeless and those at risk of becoming homeless. The City of Florissant continues to work with social service agencies in St. Louis County, which are providing aid to homeless persons and addressing their individual needs.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City of Florissant does not directly offer any shelters or bed for individuals or families who have lost their homes, but the City does office the Mortgage Rent & Utility Assistance (MRU-Assist) Program, to support Florissant residents who are on the verge of homelessness by officng funding that can be used for rent/mortgage and utility assistance.

All concerns and/or calls received regarding homelessness in Florissant are directed to the Continuum of Care's Coordinated Entry number, 2-1-1. Case Managers receive calls, conduct a VISPDAT to determine the caller's homeless vulnerability level and appropriate care, resources and case manaegent are provided.

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

Although the entitlement amount that the City of Florissant receives on an annual basis would not adequately cover the cost of emergency, transitional, or permanent housing while

sustaining other important programs within our community, an allocation of \$11,000 was set aside for a Mortgage Rent and Utility Assistance Program. These program funds provide mortgage, rent and/or utility assistance to who faced emergency or severe temporary economic hardship.

In addition, the City's housing rehabilitation programs allow our residents to make needed improvements necessary to keep them in their homes and ultimately assist in the prevention of homelessness. The City of Florissant also continues its participation in a HOME consortium, working with other municipalities and counties in the surrounding St. Louis area to continue promoting homeownership. Beyond Housing, Better Family Life, CAASTLC and NECAC provide housing counseling services so homeowners can retain homeownership. Also, the City refers these counseling agencies to other homeowners who are faced with losing their homes. The City has also co-hosted and participated in many seminars on issues facing low income families that could lead to homelessness, including foreclosure, short sales, home energy efficiency and financial services for low-income and minority populations.

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

The City offers the MRU-Assit Program which provides funds to an area social service agency, Community Action Agency of St Louis County, to support Florissant residents who are on the verge of homelessness. Funds can be used for utilities and rent/mortgage assistance. This program is extremely important in keeping Florissant's residents in their homes.

The City does not directly serve individuals who are homeless but works to assist identified individuals who are homeless by putting them in touch with the proper community resources to help with temporary shelter, permanent shelter, job training, medical assistance, mental health counseling and/or those that specifically serve families, children and/or single women and men.

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

Actions taken to address the needs of public housing

There is no Public Housing Authority and there are no public housing developments in the City of Florissant. The City does not have the funds to initiate public housing construction itself and no private sector developers have approached the City. However, the city is served by the City of St. Louis and St. Louis County Housing Authorities and they have been classified as "High Performers." It has been noted through previous studies that the North St. Louis County area held the largest percentage of all Section 8 and public housing units in St. Louis County. North

St. Louis County communities are providing for the housing needs of low-income families in the St. Louis County area.

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

N/A

Actions taken to provide assistance to troubled PHAs

N/A

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)

The City of Florissant's regulations for development and construction, specifically zoning and subdivision regulations, architectural requirements, building codes, permitting and licensing, that the city imposes do not create a barrier to the construction of affordable housing.

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

The City is very active in addressing needs of the community. One of the greatest obstacles in meeting underserved needs is the distance and invisibility of social services for residents of Florissant. The majority of social service agencies are in St. Louis City and St. Louis County. If homeless families and individuals are identified, the City works with St. Louis County, Continuum of Care and other organizations (i.e. Catholic Charities, Housing Resource Center, Better Family and local organizations such as the St. Vincent DePaul Society) to place and provide homeless persons with needed services.

The City of Florissant also continues its participation in a HOME consortium, working with other municipalities and counties in the surrounding St. Louis area to continue promoting homeownership. If residents with special needs are identified, the City works with the resident referring them to local agencies. The Florissant Housing Resource Center continues to network with local agencies serving the elderly, disabled and low-income.

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

All homeowners in the Home Improvement Program with houses built before 1978 are given the “Protect Your Family from Lead in Your Home” pamphlet and must sign a “Confirmation of Receipt” for documentation purposes.

Much of the housing stock in Florissant was built before 1978, however lead problems have diminished greatly in the last 5 years. When houses are found to contain lead, they are entered into our Lead Abatement Program funded with our HOME Funds where the home is abated by a licensed/certified lead abatement contractor. Furthermore, strategies will be developed with other community organizations for educating rental property owners, homeowners, and occupants of rental housing about lead-based paint hazards.

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

The City of Florissant does not have any specific programs or policies with regard to reducing the number of poverty-level families. However, preserving affordable housing through the Home Improvement Program (“HIP”), HIP Mechanical, and Project IMPACT (formally known as C.O.P.S.) Program provides a way for low income persons to have livable housing without investing their own limited resources into needed repairs and rehabilitation.

The City of Florissant seeks to reduce the number of poverty level families by investing portions of CDBG and HOME funds in programs and projects that support and maintain affordable housing. There are also numerous social service agencies in St. Louis County that continue to make an effort to address poverty in all parts of the County, including the City of Florissant. The City will continue to collaborate with these programs and continue to assist and support these efforts to reduce poverty within the City.

The City of Florissant’s anti-poverty efforts are also enhanced by the City’s Economic Development Department which continually seeks and encourages every opportunity to expand the City’s economic base and thus create more jobs and more employment opportunities for low-income persons.

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

The City of Florissant’s Housing and Community Development Department administers the Community Development Block Grant program. While there are many social service organizations in the community, their efforts have not been coordinated in Florissant. In order to develop institutional structure, the City of Florissant has worked with non-profit agencies such as CAASTLC to utilize their experience and networks. CAASTLC is administering our Public Service for LMI persons with Mortgage Rent and Utility Assistance.

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

The City of Florissant has become more involved in developing relationships with social service organizations in St. Louis County to be able to funnel requests outside the reach of our programs to those groups.

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

Low labor market engagement and limited incomes restrict housing choice and access to opportunity among protected classes

Jobs tend to be clustered in parts of central St. Louis County and St. Charles County, while fewer jobs exist in north St. Louis County, Jefferson County, and less densely populated areas of St. Charles County. Combined, the region's lower labor market engagement among protected classes and moderate segregation levels contribute to racially and ethnically concentrated areas of poverty.

Lack of access to transportation services in some areas of the region limits housing choices and access to employment, services, and resources

Low levels of access to public transportation in parts of the region creates challenges for residents without access to vehicles in accessing employment, resources, and services. Residents in north St. Louis County have the lowest levels of vehicle access in the region.

Insufficient housing for people with disabilities

Housing that is accessible and available for people with disabilities is in short supply, particularly in neighborhoods of opportunity that are served by transit and with other important amenities such as retail, healthcare services, and walkability.

Limited access to quality schools disproportionately impacts residents of color

Data on school district performance in the region indicates high levels of segregation by race and income, and disparities in access to proficient schools by race and income among school districts and counties. Residents of north St. Louis County, who are predominantly Black and low-income, have the lowest levels of access to proficient schools in the region.

Lack of affordable housing supply prevents members of protected classes from living in areas of opportunity

Affordable housing supply is limited in areas with greater access to jobs and amenities. Housing data for the three-county region indicates that renters, particularly in Florissant, O'Fallon and St. Charles County spend more than \$1,000 on rent at a disproportionately higher rate than renters in the MSA.

Ongoing need for fair housing outreach, education, and enforcement

The members of the Consortium share a broad need for ongoing outreach, education, and enforcement regarding fair housing, which is evident from public input, local litigation history, complaint filings, and the results of the fair housing survey.

Continued need for neighborhood investment and expanding opportunity in north St. Louis County

A lack of access to neighborhood services, facilities, and infrastructure in north St. Louis County--including grocery stores and other shopping, property maintenance, health services, and well-maintained parks-- presents additional barriers to fair housing in the region

NIMBYism and prejudice reduce housing choice for protected classes

Stakeholders interviewed for this research noted that developing multifamily rental housing – affordable or market rate – in many areas is difficult due to pushback and Not In My Backyard (NIMBY) sentiments expressed by some residents

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

As a recipient of Federal funds, the City recognizes its responsibility for carrying out eligible activities in compliance with applicable Federal requirements and procedures. All activities are reviewed by staff to ensure compliance with eligibility and to ensure that they meet the national objectives of benefiting low- and moderate-income residents, alleviating urgent need, or eliminating slum and blight. All projects are reviewed by City staff prior to approval. Staff monitors the implementation of every activity on a step by step basis to ensure that all requirements are met. Staff has participated in IDIS Training, Visual Lead Training, Basic CDBG Training, Environmental Training, and Fair Housing Training. The City consults regularly and directly with HUD staff to ensure compliance with regulations and policy. Policies and procedures are always being reviewed for improvement to achieve program goals, complete activities in a timely manner, maintain adequate financial systems and all necessary documentation. The Finance staff of the City conducts additional monitoring to ensure that audit requirements are being met.

If there are any activities carried out through sub-recipients, City staff is in contact with the sub-recipient throughout the year and conduct on-site monitoring visits to review procedures, verify the number of residents who have received services as well as the number of hours of service they received.

We also continually monitor the progress of all work undertaken in the Home Improvement Program. Before any work is started, a member of our staff, along with a City of Florissant Multi-Building Inspector, conducts a minimum housing inspection of each residence. The homeowners obtain bids and quotes for all work to be done by a contractor, and those bids are reviewed by our staff. As work is completed by the contractor, a re-inspection is scheduled and conducted by the staff member and the inspector. All work must pass Florissant Minimum Housing Code. As work is completed and approved, payment is made to the contractor. When all work is completed a final inspection is made by the same staff member and inspector. Phone calls are made and letters sent to any participant who appears to be falling behind schedule. For participants in Project IMPACT (formally known as C.O.P.S.) program who are not also participating in the Home Improvement Program, the work is monitored by frequent visits to the site by at least one member of our staff.

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.

Staff has utilized several strategies to engage the public in review of the CAPER as well as in the preparation of our Annual Plan. A notice of availability of this Consolidated Annual Performance and Evaluation Report was published on the City's web site and posted on the City's Cable Channel and social media. Notice was also posted on all available public bulletin boards and a press release was sent out to local newspapers on January 26, 2022 for a public hearing that was held on Thursday, February 10, 2022.

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.

There are currently no changes in our program objectives or in our program activities as the result of our experience in PY2021.

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

No

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