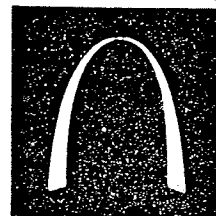


DEVELOPMENT PROGRAM

**TECHNICAL
REPORT**



HISTORY OF RENEWAL

ST. LOUIS

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The preparation of this report was financed in part through a Community Renewal Program Grant from the Department of Housing and Urban Development under the provision of Section 103 (d) of the Housing Act of 1949, as amended.

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ACKNOWLEDGMENTS

Factual data and information concerning renewal programs is needed for educational as well as analytical purposes. This study is part of the on-going attempts of the City Plan Commission to deepen insights and to improve understandings of conditions which ultimately improve the quality of life within the City of St. Louis.

This report was prepared by Wayne Leidwanger, Graduate Student, Center For Urban Programs, St. Louis University, under the supervision and guidance of James D. Schoonover, St. Louis Development Program (CRP) Director. Major responsibility for graphics and typing was shared by St. Louis Development Program (CRP) staff, which included Leonard Hafertepe, Jr., Walter Murphy, Patricia Hupp, and Carol Cusumano.

The St. Louis Development Program (CRP) notes with special appreciation the invaluable assistance of Jewell Ballman, St. Louis Land Clearance Authority. Other contributors include former staff members Rolland McFarland and Phillip Brown.

INTRODUCTION

The problems of urban blight and decay have become all too familiar over the last few decades. St. Louis has been no exception. Deterioration of large sections of the City was well advanced before World War II. As early as 1907, proposals for rebuilding the riverfront strip, now occupied by the Jefferson National Expansion Memorial, were being made. By 1930, except for a few residential acres in the southwest part of the City, there was virtually no open land available for new construction. During the depression and war years, thousands of people flocked to the City in search of employment. A severe housing shortage and serious overcrowding of residential facilities resulted. Existing zoning and housing code machinery was hopelessly inadequate to cope with population pressures. Once stately houses were converted from single-family residences to multi-family tenements. Good neighborhoods became blighted. Blighted areas became slums.

Beginning in the 1940's, the now well-documented flight of middle-class families to the suburbs began. This coupled with the continued in-migration from rural areas resulted in the aggravation of a host of economic and social problems facing the City. In 1953, a survey showed that a startling 53% of the City's housing supply was in various stages of deterioration. No new office

buildings had been erected in 25 years; Downtown, the central core of the City, was losing its economic vitality. Decay was accelerated to a point where it became a threat not only to the slum-dweller but also to every other section of the growing metropolitan community. Businessmen saw their investments threatened; civic officials saw the tax base threatened; and middle-class homeowners saw property values threatened.

Federally-assisted Urban Renewal came into existence in response to problems of this nature in St. Louis and other cities. The renewal program has given the City the opportunity to revitalize residential neighborhoods and commercial and industrial districts which are blighted or are beginning to show signs of age and deterioration. Largely built-up but run-down land which is not easy to change in character or appearance has held a strangle-hold on the City which the program now loosens. Urban Renewal has done, and is doing, different things in different areas of the City, depending upon the condition and problems of the particular area involved and its relationship to the City as a whole. Public housing as well as other federally-assisted projects and the City's unassisted public improvements programs are part of the total process. Early projects were designed to revitalize the dying central business district and eliminate hopeless slums; more recently, emphasis has been on conservation

and rehabilitation of outlying residential neighborhoods.

This report is a history of renewal activities, both public and private, in the City of St. Louis.

JEFFERSON NATIONAL EXPANSION MEMORIAL*

Redevelopment activity in St. Louis initially focused on the riverfront area. Decrepit warehouses and ramshackle shanties were typical of the area proposed in 1933 by the mayor and two civic leaders for a national park. In 1935, after creation of the Jefferson National Expansion Memorial Association and the passage of a \$7.5 million bond issue, which represented the City's share of funds, the area located on the original townsite of the village of St. Louis was designated a National Historic Site by the President. In 1939 site clearance began but the Federal share of money, to be provided on a 3:1 basis, was slow in coming. The depression, World War II, postwar budgetary problems, and the inevitable red tape and litigation forced postponement of the project.

In 1947, architectural competition for redevelopment of the riverfront was held by the Association. Over 170 entries were received and the unanimous decision was to award the \$50,000 prize to Eero Saarinen for his design featuring a 630-foot catenary arch of stainless steel. Further delays were encountered, primarily due to the Korean War. With the \$500,000 contribution of the Terminal Railroad Association for relocating unsightly elevated tracks and the approval of the needed funds by the Federal

* See Plate 4, pp. 30

Government in 1960, this first federally-assisted reconstruction program for St. Louis became a reality. The \$30 million, 80-acre Jefferson National Expansion Memorial is nearly complete today. In 1967, the City passed a \$2 million bond issue which was to be matched by federal funds of \$6 million to complete landscaping and work on the Visitors' Center. However, a war has again intervened and the federal funds have not been forthcoming. The City is currently proceeding with the landscaping anyway. The tallest monument in the country, the arch, commemorating the Louisiana Purchase and symbolizing St. Louis as the Gateway to the West, reflects other impressive renewal efforts in the metropolitan area.

PLAZA SQUARE*

In 1949, the U. S. Congress, recognizing that urban blight and decay had become a national problem, enacted a comprehensive Housing Act designed to bring help and hope to the cities and bring private enterprise into the redevelopment process. Shortly after passage of this act, the City Plan Commission initiated a study to recommend renewal sites. For years, one of the worst eyesores in St. Louis was a dilapidated slum area within a few blocks of City Hall, the Civil Courts Building, the Central Library, and the Rail Station. From this study, selection of the Plaza Urban Renewal Area was made in 1950.

Concurrent with the above actions, other significant developments were occurring in the urban renewal effort at this time. The Missouri Urban Redevelopment Corporation Law was passed in 1945. Though it limits profits to 8% per year on project costs, the law provides developers with 25 years of partial tax relief (see page 60). In 1951 the Urban Redevelopment Corporation of St. Louis was formed to redevelop the Plaza Project. This corporation, a cooperative effort of local concerns was initiated by the St. Louis Post-Dispatch which pledged \$250,000 to start a renewal fund. Seventy firms subscribed \$2 million to provide the equity for the project. Also in this year, the Land Clearance

* See Plate 1, pp. 11

for Redevelopment Authority, the City's key agency for urban renewal, was created by the Board of Aldermen to buy and clear blighted areas, using federal loans, and then sell property to private interests who agree to redevelop the area in accordance with a prescribed plan.

In 1951, shortly after the establishment of the Land Clearance for Redevelopment Authority, Plaza Square became a Federally-assisted Title I Urban Renewal Project. A bond issue for the project was submitted to the voters in 1953 and failed, but was approved later in that year. Execution began in 1954 and rebuilding was done by the Urban Redevelopment Corporation. The Federal Government defrayed two-thirds of the \$2,618,000 loss incurred in the write-down and the City bore the remaining third. By developing a park and making street and utility improvements in the area, the City exceeded its required contribution by \$114,500. This was applied as credit to the cost of another project at a later date.

The present 16-acre, \$20 million Plaza Square Apartment Project completed in 1962, contains 1,090 apartments in six multi-story buildings. In addition, it includes two rehabilitated churches with expanded sites, a small park, shopping facilities, and a \$2 million office building for the Blue Cross Group Hospital Service. The Plaza Project also has been a significant link in

the concept for an East-West Axial Mall extending from Aloe Plaza eastward to the riverfront arch.

In the mid-1960's, occupancy lagged in the project. In 1966, in an attempt to alleviate this problem, the Bethesda Foundation took title to one of the buildings. The Bethesda Townhouse is now a non-profit residence for senior citizens who lease the dwelling units for life. By 1970, the occupancy rate had reached 88% in the Plaza Square Project.

The success of Plaza Square has had far reaching consequences since it was the first of its kind in the City. One of the most important aspects was the fact that a Federally assisted renewal program encouraged private investment in the reconstruction of the City. Its success provided the stimulus for later revitalization projects such as the Civic Center redevelopment.

PLAZA PROJECT
Mo 1-1

AREA		11.58	acres
LAND USE			
	Residential	4.56	acres
	Number of dwelling units	1,090	units
	Commercial	2.04	acres
	Square feet of improvements	79,000	sq. ft.
	Public and Semi-public	4.98	acres
COSTS			
	City's Share	\$	870,247
	Federal Government's Share	\$	1,740,000
INVESTMENTS			
	Private (to date)	\$17,500,000	
	TOTAL	\$20,110,000	
ASSESSED VALUATION			
	Prior to Execution	\$	2,161,000
	1970	\$	5,152,770
TAXES			
	Prior to Execution	\$	67,000
	1970	\$	345,000
	1990 (estimate)	\$	540,000

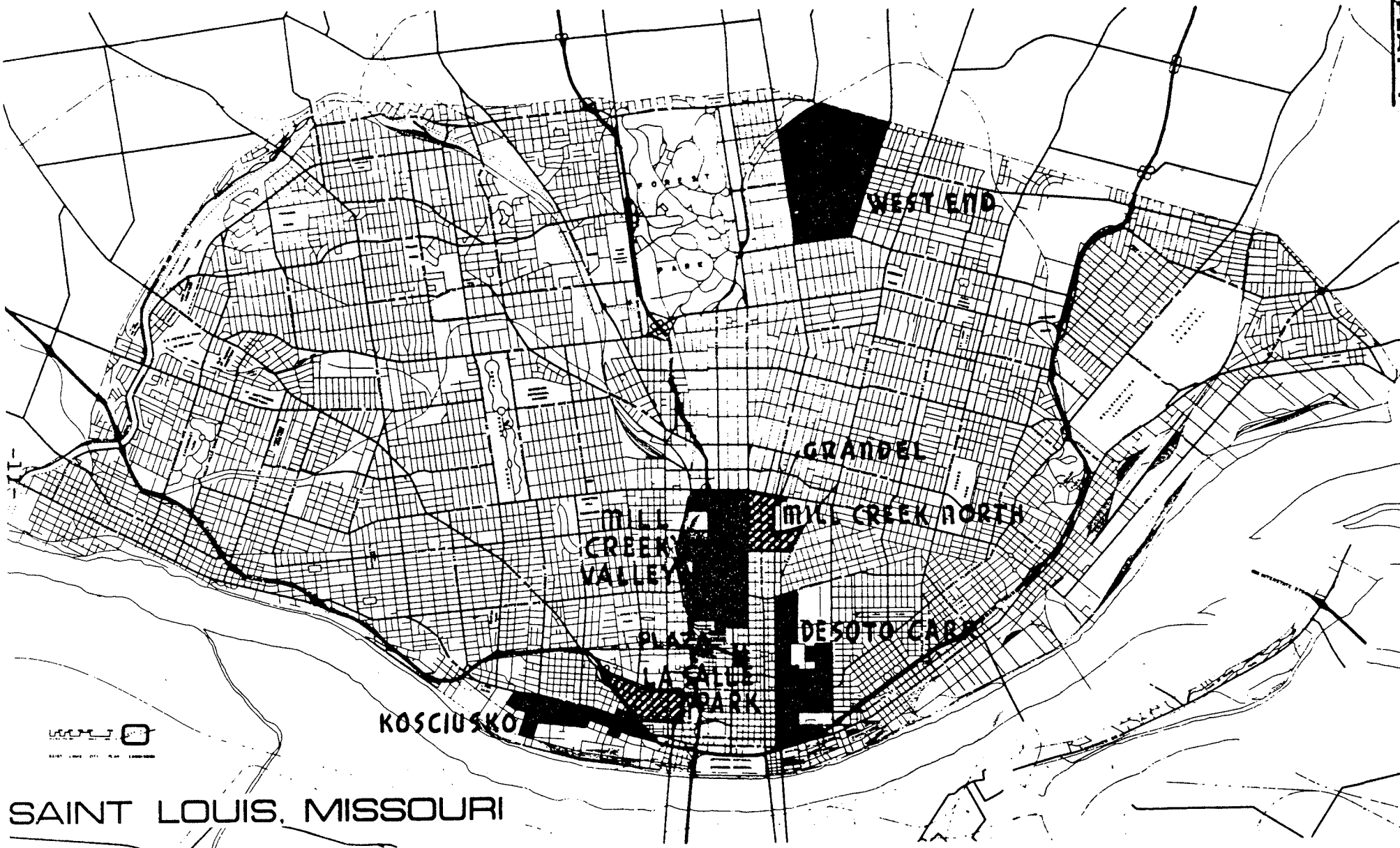
MILL CREEK VALLEY*

The Plaza Square Project was a trail-blazing effort but the largest urban renewal project - Mill Creek Valley - was yet to come. The sewage-laden health-menacing creek that gave the area its name had long ago been drained and filled but Mill Creek Valley by the 1940's had decayed into 100 blocks of hopeless, rat-infested, residential slums. The idea of clearing and redeveloping the area was conceived at this time but a 1948 bond issue to provide funds for the project failed.

In 1954, a survey made by the Land Clearance for Redevelopment Authority documented the extent of the decay in Mill Creek Valley. The report showed that 99% of the structures in the area needed major repairs, 80% were without private bath and toilet, 67% lacked even running water. The infant mortality rate was twice the City average, the crime rate four times. Economically, the area was a problem for City finances. The annual property tax revenue was \$365,000 on the entire 454 acre area. It cost the City seven times this to provide fire, police, health, and welfare services.

The above survey, combined with the results of the City's 1953 Housing Study and a 1952 Industrial Redevelopment Study conducted by the City Plan Commission, focused attention on Mill

* See Plate 1, pp. 11



SAINT LOUIS, MISSOURI

URBAN REDEVELOPMENT (TITLE I AND RRP)

EXISTING

PROPOSED

MILL CREEK URBAN RENEWAL AREA

BEFORE



AFTER



Creek Valley. After the Federal Urban Renewal Law was amended in 1954 to include commercial and industrial redevelopment, the area was designated a federally-assisted urban renewal project.

The City had not yet provided its share of the funding however. In 1955, the voters approved a \$110 million bond issue, \$10 million of which was earmarked for urban renewal. The passage of this bond issue was a significant action in halting the decline of St. Louis. In addition to the funds for this renewal project, it also included many other capital improvements to be provided throughout the City - highways, streets, swimming pools, libraries, parks, playgrounds, and community centers. Although the bond issue was passed in late 1955, actual land acquisition did not begin until August 1958 since the size of the project required considerable planning. The Land Clearance for Redevelopment Authority eventually acquired nearly 93% of the land and structures with the remaining 7% left for rehabilitation.

In February 1959, demolition began with the destruction of a 90-year-old dilapidated townhouse. The St. Louis Redevelopment Corporation, organized by local real estate interests, was formed to handle all of the industrial, most of the commercial, and one-fifth of the residential development. The remainder was handled by University Heights Village, Inc. Site improvements for the

Mill Creek Valley Project have included new and/or improved streets, sewers, sidewalks, street lights, and improvements to the water supply system. A new Fire and Police Alarm System and a civil defense system were also installed.

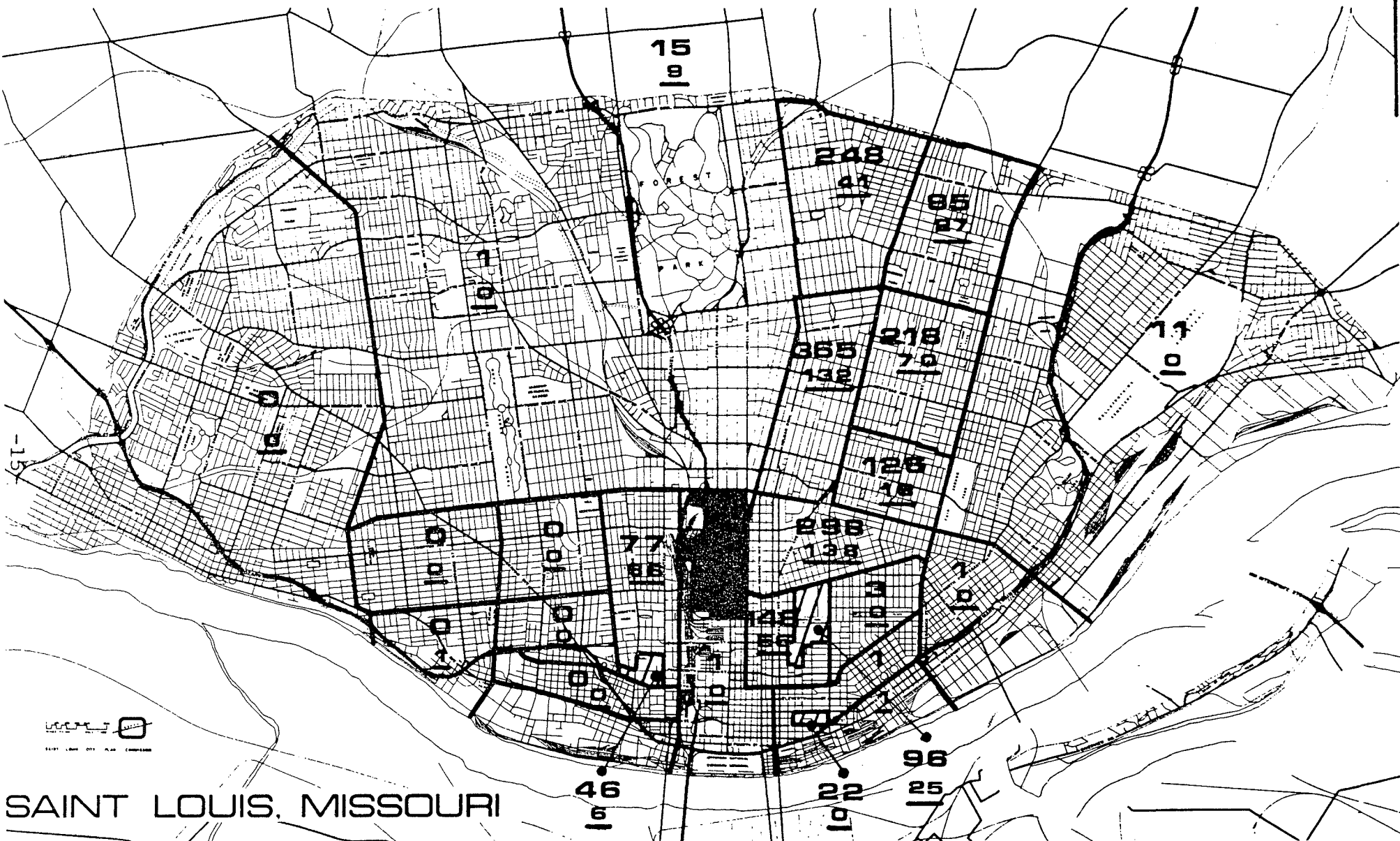
The new Mill Creek Valley contains housing, the first of which was completed in 1962, for 2,022 middle-income families encompassing 83.5 acres of the 454 acre area. This includes the nationally-known 221 (d) (3) Laclede Towne development, a 655-unit complex of stylish colorful townhouses. Other housing constructed in Mill Creek include the Grand Forest and Grand Towers Apartments, the Heritage House, and 600 high-rise units for the elderly in the Council Plaza development. An additional 450 units will be constructed under Operation Breakthrough, a Federal demonstration program.

Other land use in the area is devoted to industry, commercial establishments, buildings for public and private non-profit institutions, and new highway and expressways. Renewing the 454-acre area has produced 132 acres of badly needed new industrial sites and 26 acres for commercial expansion. A significant feature is the large amount (174 acres) of cleared land devoted to highways plus 34 acres of existing rights-of-way that have been retained. Approximately 22 acres were conveyed to St. Louis University for expansion.

The Mill Creek Valley Project is substantially completed. The total cost of clearing the area was \$28 million of which the City's share was \$7 million. Private investment to date is in excess of \$96 million. It is estimated that the final property tax yield to the City after the tax-abatement period will be almost four times the amount paid by the area in 1957, the last full year before the start of the program.

The project, however, has attracted some criticisms. Although the publicly announced timetable for redevelopment called for a decade of time to clear and rebuild the area, redevelopment in the early 1960's appeared slow and the area became known locally as "Hiroshima Flats".

A more serious problem developed over the relocation of the very low-income Negro families who moved from the blighted areas. An estimated 1,772 families and 610 individuals were displaced. Approximately 195 moved to public housing, three families and three individuals went to the County, 174 relocated in an area bounded by Gratiot, Lafayette, Grand, and 12th Streets and the majority (1,498) moved to an area bounded by Delmar, Hodiament, Jefferson, and Natural Bridge. This movement of people contributed to the mounting problems of these and other areas of the City which had been fighting blight. The income level of the newer residents



RELOCATIONS AS A RESULT OF THE
MILL CREEK URBAN RENEWAL PROJECT

- Families
- Individuals
- Public Housing

of these areas was generally lower than that of the previous residents; resident ownership decreased, maintenance levels sank, and school enrollments increased beyond the capacity of existing facilities. These criticisms have resulted in increased emphasis on relocation of families in urban renewal areas as well as focusing on the need for rehabilitation of blighted areas.

In tracing patterns of relocation of businesses, discontinuations and formations of some firms are not accounted for. However, from an approximation of available sources and analysis, 18 firms located in Mill Creek prior to redevelopment moved their establishments to the County, 20 firms reacquired land and buildings in the project area, 4 firms expanded, and 47 firms moved into the project area. While 88 relocated on scattered sites throughout the City, 83 are unaccounted for.

The magnitude and characteristics of industrial land use absorption (including both manufacturing and non-manufacturing functions) are exemplified by the Mill Creek and Kosciusko (see page 23) Redevelopment Areas. Manufacturing absorption patterns by year for Mill Creek are as follows.

Non-manufacturing industrial floor space constructed between
1961 and 1967 in Mill Creek are set forth below:

Non-manufacturing Industrial Floor Area
Constructed, Mill Creek, 1961-1967

<u>Year</u>	<u>Floor Area (Sq. Ft.)</u>
1961	332,400
1962	160,500
1963	220,000
1964	267,500
1965	54,500
1966	63,900
1967	<u>1/</u>

TOTAL 1,098,700

1/ Building planned; projected floor area not available at time
of survey.

MILL CREEK VALLEY PROJECT
Mo R-1

AREA	454	acres
------	-----	-------

LAND USE

Residential	83.5	acres
Number of dwelling units (to date)	2,022	units
Commercial	26.0	acres
Square feet of improvements	643,000	sq. ft.
Industrial	132.0	acres
Square feet of improvements	886,000	sq. ft.
Others (Schools, Parks, Churches)	212.5	acres
Square feet of improvements	538,000	sq. ft.
Not Acquired	151.8	acres

NOTE: Of the 454 acres, 174 acres will be
used for City (72.0 acres) and State
(102.0 acres) rights-of-way.

COSTS

City's Share	\$ 7,037,058
Federal Government's Share	\$ 21,111,174

INVESTMENTS

Private (new construction)	\$ 96,000,000
Private (rehabilitation)	\$ 1,788,000
TOTAL	\$125,936,232

ASSESSED VALUATION

Prior to Execution	\$ 13,262,000
1970	\$ 30,105,050

KOSCIUSKO*

The Kosciusko Project followed Mill Creek Valley in the urban renewal program in St. Louis. Preliminary planning for the project took place in 1957. A survey made at that time showed that 97% of the 2,941 residential structures were in poor condition and many were comparable to those in Mill Creek. Streets and alleys accounted for 89 of the 221 acres in the project area. A major problem that contributed to the blighted conditions was the mixture of land uses.

The selection of the Kosciusko renewal area was significant in that land was made available to local industry for the expansion of existing facilities. Being adjacent to a significant portion of the City's industrial base, the area was uniquely situated for providing room for the expansion and access to transportation facilities. At least one industry, which closed a plant in another city, was thus able to remain in the area and provide 300 additional jobs.

A unique aspect of the Kosciusko Project was the South Broadway Merchants' Plan to rehabilitate and reorganize their own area. These small businessmen, many of whom had operated in the neighborhood for many years (some businesses for over 100 years) organized an association to replan the area. Land acquisition began in 1960 and eventually 82% of the land and structures were purchased and demolished. Under a trust agreement, the Land Clearance for Redevelopment Authority sold land within the project

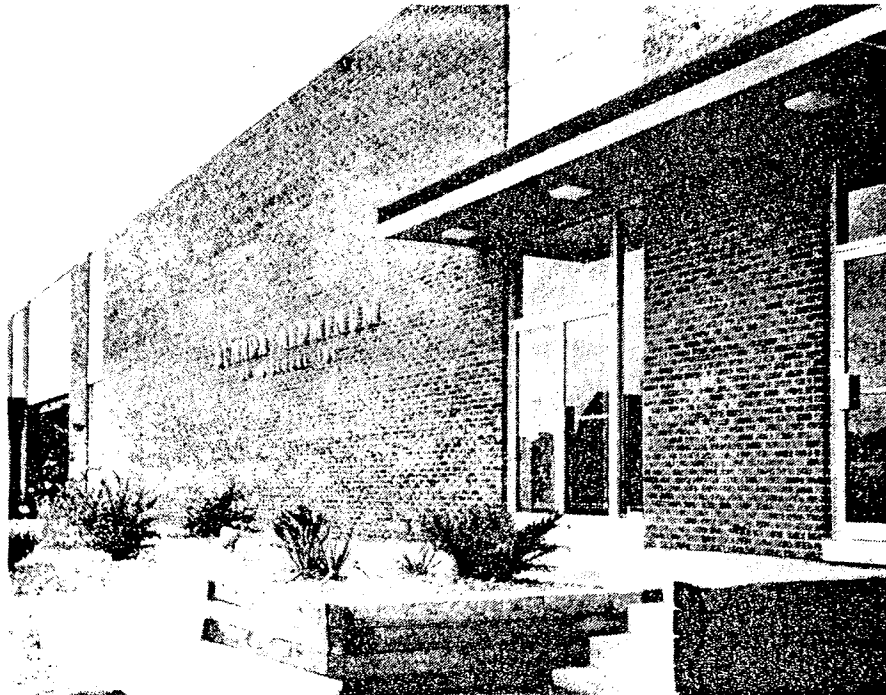
* See Plate 1, pp. 11

KOSCIUSKO URBAN RENEWAL AREA

BEFORE



AFTER

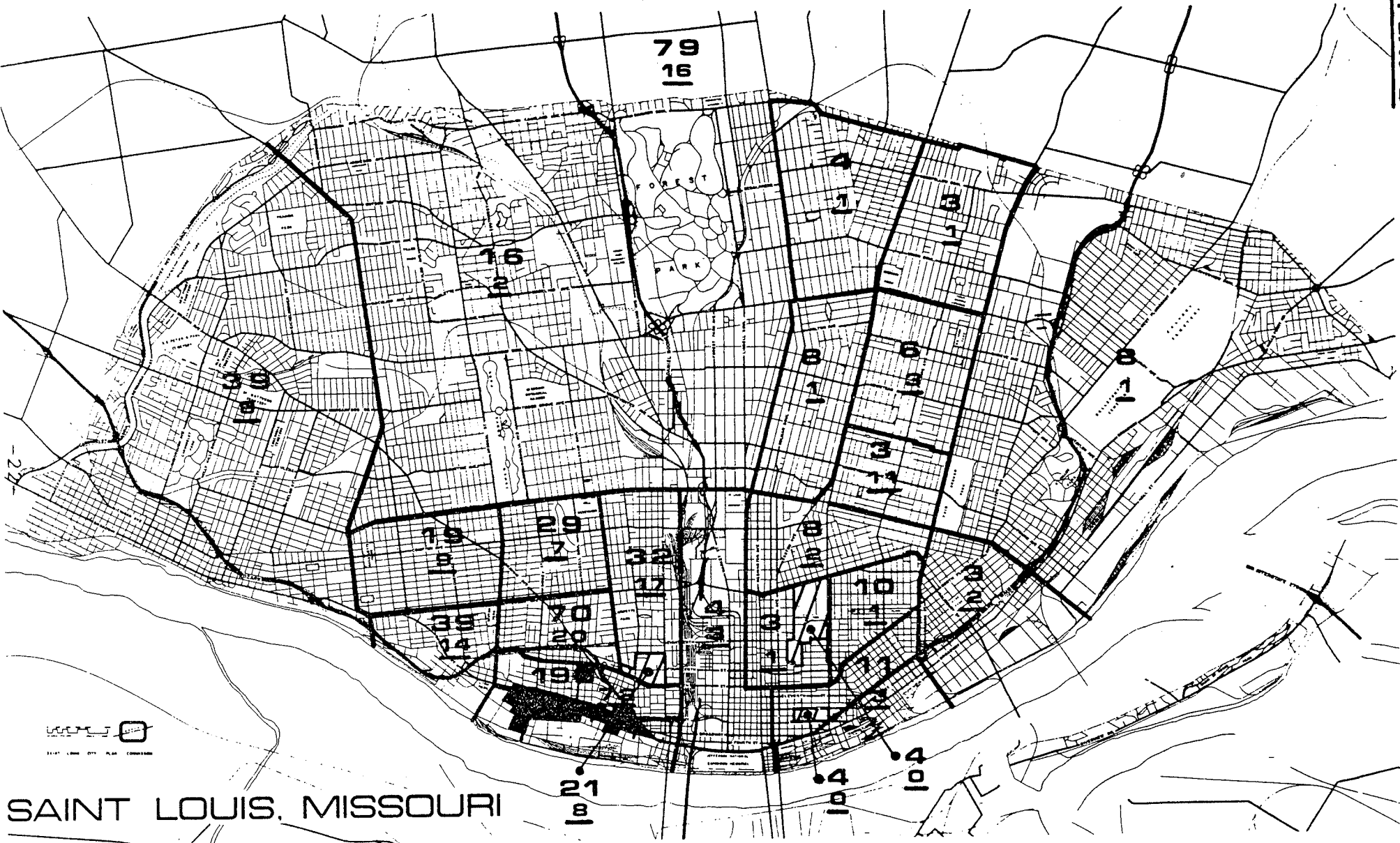


area to these businessmen for the development of new modern quarters with adequate off-street parking.

The first stage in the development of the Kosciusko area was directed at providing sites for expansion of industry and businesses in or adjacent to the project area. In 1962 the first new building was completed in the new South Broadway Shopping Center. The Shopping Center consists of a twelve-block area converted into six super blocks with projected off-street parking for 3,000 automobiles.




The redevelopment of the Kosciusko area also created relocation problems although not to the extent as the Mill Creek Valley Project. An estimated 664 families and 204 individuals were displaced. Of these some 37 families and individuals moved into public housing. The majority (262 families and individuals) settled in an area bounded by Arsenal, Gratiot, 12th and 7th Streets. Approximately 143 relocated in an area bounded by Meramec, Lafayette, Jefferson and the riverfront and 95 moved out of the City. As with the Mill Creek Project, the displaced persons generally settled in already blighted areas.

Of the 221 acres of the Kosciusko Industrial-Commercial Park, 83 acres were retained by existing businesses. Approximately 34 firms reacquired land and built new buildings, rehabilitated or expanded existing operations. Nearly 30 firms moved into the area from other locations. An estimated 200 small businesses (furniture stores, shoe stores, taverns, groceries, shops, etc.)



SAINT LOUIS, MISSOURI

RELOCATIONS AS A RESULT OF THE
KOSCIUSKO URBAN RENEWAL PROJECT

-  Families
-  Individuals
-  Public Housing

discontinued operations with about five remaining in the area.

The Kosciusko Urban Renewal project is substantially completed. Of the 221 acres, 134.4 have been provided for industrial use, 24.4 acres for commercial use, and 62.4 acres for public rights-of-way and a fire station and a Post Office. In accordance with the plan, none of the area has been used for residential development. The total project cost was \$16 million of which the City's share was \$4 million. Private investment to date is \$20 million.

The magnitude, characteristics, and implications of industrial land use absorption (including both manufacturing and non-manufacturing functions) are exemplified by the Mill Creek (page 16) and Kosciusko Redevelopment Areas. Manufacturing absorption patterns by year for Kosciusko and total manufacturing absorption patterns for the two are as follows:

Manufacturing Land Absorption, Mill Creek and
Kosciusko Redevelopment Areas, 1961-1967

Year	Land Absorption (Acres)	
	Kosciusko	Total
1961	-	1.5
1962	3.5	8.9
1963	5.6	8.4
1964	9.5	11.8
1965	2.0	8.1
1966	5.3	5.3
1967 <u>1/</u>	<u>1.0</u>	<u>1.0</u>
	26.9	45.0

1/ Partial Year

Source: St. Louis Land Clearance and Housing Authority

Corresponding additions for manufacturing floor space in the Kosciusko Redevelopment Area between 1961 and 1967 and totals are indicated below:

Manufacturing Floor Space Constructed, Mill Creek and
Kosciusko Redevelopment Areas 1961-1967

Year	Floor Space (Sq. Ft.)	
	Kosciusko	Total
1961	-	28,400
1962	<u>2/</u>	93,200
1963	<u>2/</u>	43,300
1964	153,000	202,600
1965	32,700	107,900
1966	83,400	83,400
1967 <u>1/</u>	<u>9,500</u>	<u>9,500</u>
	278,600	568,300

1/ Partial Year

2/ Land absorbed in the year used for parking purposes

Source: St. Louis Land Clearance and Housing Authority

Non-manufacturing industrial floor space constructed between 1961 and 1967 is set forth below:

Non-manufacturing Industrial Floor Area Constructed,
Mill Creek and Kosciusko Redevelopment Areas, 1961-1967

Year	Floor Area (Sq. Ft.)	
	Kosciusko	Total
1961	4,500	336,900
1962	8,800	169,300
1963	57,100	277,100
1964	231,000	498,500
1965	102,700	157,100
1966	95,700	159,600
1967	194,000	194,000
TOTAL	693,800	1,792,500

Source: St. Louis Land Clearance and Housing Authority

St. Louis' renewal program contributed significantly to the maintenance and preservation of the City's industrial base. Land made available for plant expansion and relocations likely has prevented economic losses to the community in the absence of these "relocation" reserves.

An estimated 80 of 85 establishments from outside the project areas and taking land in Mill Creek and Kosciusko originated in St. Louis. The utility of maintaining the City's industrial base by means of renewal therefore appears well demonstrated.

KOSCIUSKO PROJECT
Mo R-2

AREA		221	acres
LAND USE			
	Residential		None
	Commercial	24.4	acres
	Square feet of improvements	171,000	sq. ft.
	Industrial	134.2	acres
	Square feet of improvements	901,000	sq. ft.
	Other	62.4	acres
	Square feet of institutional improvements	6,000	sq. ft.
COSTS			
	City's Share	\$ 4,022,280	
	Federal Government's Share	\$12,066,842	
INVESTMENTS			
	Private (to date)	\$20,000,000	
	TOTAL	\$36,089,122	
ASSESSED VALUATION			
	Prior to Execution	\$ 4,868,000	
	1970	\$ 7,409,420	

GRANDEL*

The Grandel Project, a total land clearance and redevelopment project, located approximately two miles northwest of the Central Business District, was undertaken by a group of local Black businessmen. Plans for the development of Blumeyer Public Housing Site in 1958 led to the beginning of plans for the development of Grandel to serve as a shopping center for the nearly low-rent housing residents.

Acquisition of land for this project occurred in 1967 and amounted to 1½ city blocks. Total land area involved 6.7 acres of which 3.6 acres were developed commercially and 3.1 acres used for public rights-of-way. The Grandel Project was completed in 1970. The City's share of the funding was only \$106,351 and private investment to date is \$463,000.

* See Plate 1, pp. 11

GRANDEL PROJECT
Mo R-48

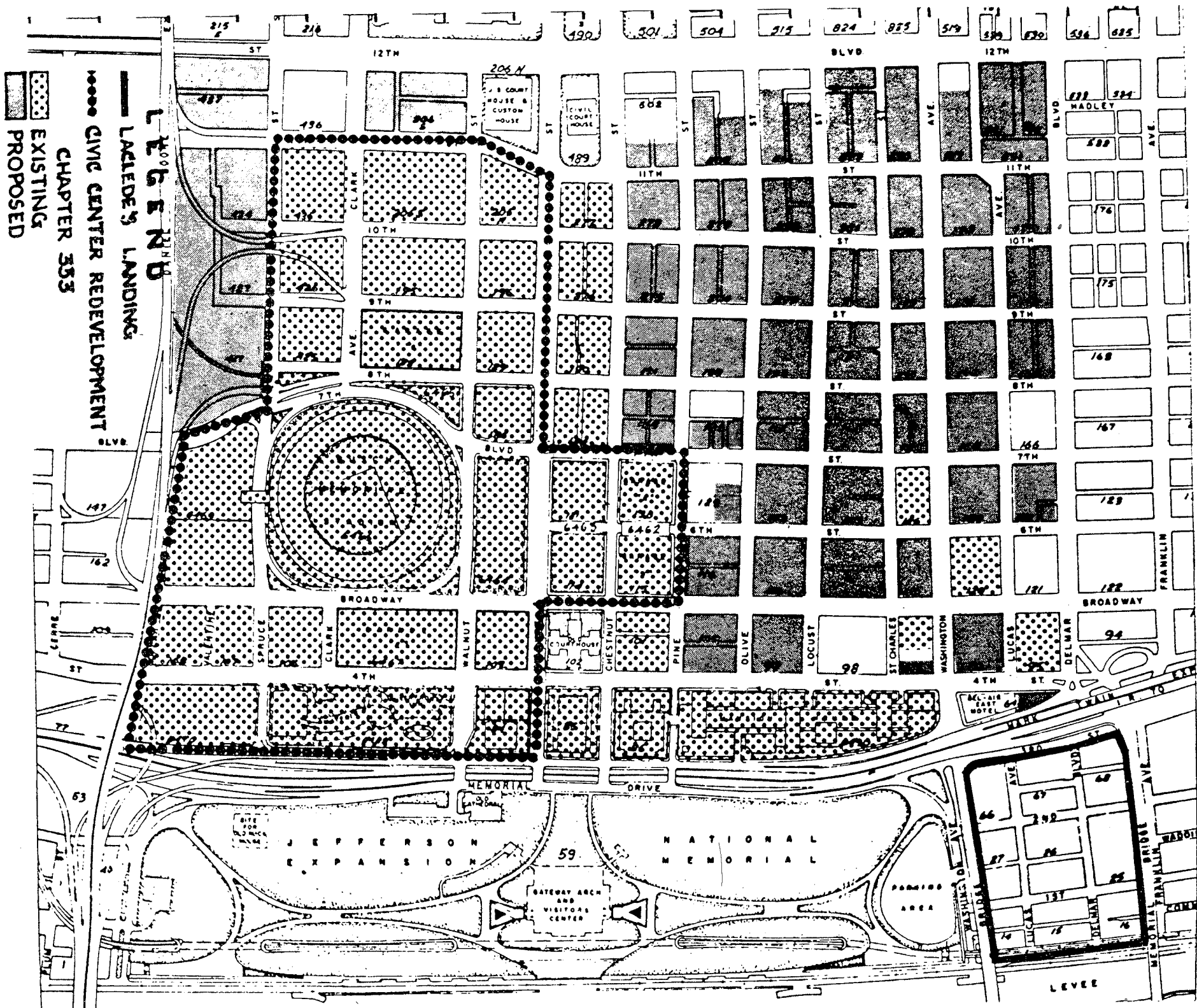
AREA	6.7 acres
LAND USE	
Residential	None
Commercial	3.6 acres
Square feet of improvements	1,000 sq. ft.
Industrial	None
Public Rights-of-way	3.1 acres
COSTS	
City's Share	\$121,887
Federal Government's Share	\$365,662
INVESTMENTS	
Private (to date)	\$463,000
TOTAL	\$950,549

CIVIC CENTER REDEVELOPMENT*

A proposal for a downtown sports stadium complex was initially presented by Charles L. Farris, executive director of the St. Louis Land Clearance for Redevelopment Authority at a Chamber of Commerce meeting in 1958. The proposed area for the project was a blighted 82-acre area inland from the riverfront park. In the 30-block area, the total assessed valuation for the land exceeded the valuation for the buildings, etc., by 60%. A comprehensive feasibility study was undertaken by an engineering and architectural firm, and with its approval, the Civic Center Redevelopment Corporation was formed as owner-developer in accordance with Missouri's Urban Redevelopment Corporation Law.

The Civic Center Redevelopment operated under an unusual three-way agreement including the City, the Land Clearance for Redevelopment Authority, and the redevelopment corporation. Although the Land Clearance Authority was formed to handle federal urban renewal projects, its participation in this project did not include the use of federal funds. Under Missouri's Chapter 353 Law, (see page 60) the Civic Center Redevelopment Corporation contracted the eminent domain procedures (land purchase and demolition) to the Land Clearance Authority. Local equity money of \$20 million was raised by the business community for initial

* See Plate 4, pp. 30



financing and in June 1961, a \$31 million loan, the largest in the history of St. Louis financial transactions, was announced by the Equitable Life Assurance Society. One of the contingencies of the loan was the completion of public facilities to serve the area. It was on this point that the City completed the triangle. In March 1962, a \$6 million bond issue to pay for public improvements in the form of streets and lighting and the landscaping of a two-block mall was passed.

The 50,000 seat stadium, designed by architect Edward Durell Stone and the St. Louis firm of Sverdrup and Parcel, was completed in 1966 at a cost of \$26 million. Redevelopment in the area has expanded considerably beyond the stadium itself. Other new construction within the \$109 million non-federally assisted project area includes: parking garages for 7,400 cars; a bus parking lot; Stouffer's Riverfront Inn, featuring a revolving restaurant; the Pet Milk Building, 17-story national headquarters office building; the Equitable Building, a high-rise office complex; and Keiner Memorial Fountain and Mall. In addition, the Spanish Pavilion was dismantled and transported here from the New York World's Fair and located to the immediate north of the stadium; the First National Bank constructed a new low-rise facility to complement the Spanish Pavilion. The stadium development was a tremendous impetus to the cultural and economic vitality of the City and provided a positive influence on a regional scale.

CIVIC CENTER REDEVELOPMENT

AREA		88 acres
LAND USE		
	Commercial	59 acres
	Public Rights-of-way	29 acres
COSTS		
	City's Share	\$ 8,897,403
INVESTMENTS		
	Private (to date)	\$100,500,000
	TOTAL	\$109,397,403

WEST END*

The West End Project has attempted to present a new approach to urban renewal. In light of the relocation problems that developed in other renewal areas, this project was primarily intended to be a rehabilitation and conservation program with the majority of structures to be retained and rehabilitated.

The West End was an area that began to experience massive population changes after World War II. Before the War, the area had been predominantly a white middle-class neighborhood but as former residents moved away, they were replaced by primarily non-white younger family groups. As the income levels decreased, resident ownership declined, maintenance levels sank, and school enrollments multiplied. Legal and illegal conversions of large single family homes into multiple-unit uses and subdivision of apartment units proliferated.

In 1954, the West End Community Conference was formed to fight the oncoming blight. This active neighborhood organization has been the primary force behind the rehabilitation effort. In 1957, the City undertook a rehabilitation program but lack of funds for code enforcement and population pressures on the area prevented any significant gains. In 1958, an Urban Renewal Study Committee was formed by the West End Community Conference to

* See Plate 1, pp. 11

determine the feasibility of requesting an urban renewal project. In 1963, the area was declared blighted by the Board of Aldermen and the West End became a Federally-assisted Title I urban renewal area.

At that time, the West End area consisted of 693 acres, 75 blocks with over 2,600 structures, 8,300 dwelling units, and 26,000 persons. Some 2,391 of the 2,604 structures were residential in character, many with unique architectural styles of the turn of the century. As of 1960, 75% of the population was non-white but today is estimated at over 96%. This reflects the continued population change during the renewal program. A 1964 survey noted that over two-thirds of the families had occupied their quarters for less than three years. One-fifth were broken families and, although the West End could not be classified as a typically low-income area, some 27% of the families had incomes of less than \$3,000.

Easton, a rapidly deteriorating area, is located to the immediate north of the West End. On the east are two code enforcement areas and to the south are Forest Park and Washington University. The area is bounded on the west by University City and Wellston, two communities experiencing the problems of residential deterioration.

Renewal in the West End commenced in September 1965, but has

encountered considerable difficulties. Renovation of homes has lagged and a greater number of demolitions has occurred than anticipated. The unstable nature of the neighborhood, its size, and the resulting conflicting groups have resulted in delaying the project. Lack of adequate relocation facilities and a proposal to use vacant units in the Pruitt-Igoe Public Housing Project have contributed to the problems.

Of the 2,015 structures programmed for rehabilitation, 546 (1,296 dwelling units) have been completed. Some 564 of the currently anticipated 604 buildings scheduled for demolition have already been cleared. Of an estimated 1,700 families and individuals to be relocated, 1,172 have been relocated. New construction in the area includes:

1. Alpha Gardens, 145 units, 221 (d) (3)	\$2,162,900
housing sponsored by Alpha Phi Alpha Fraternity	
2. Alpha Terrace, 41 units, same as above	\$ 650,000
3. Alpha Village, 91 units, same as above	\$1,319,000
4. Community Gardens, Part I, 116 units	\$1,654,200
5. Community Gardens, Part II, 132 units	\$2,176,300
6. Standard Oil Station	\$ 300,000
7. DeBaliviere Nursing Home	\$1,850,000
8. Hamilton Nursing Home Addition	\$1,102,000

9. St. Luke's Hospital Addition \$2,250,000

10. Turnkey Project, 28 units, public housing

Approximately \$5 million has been spent on site improvements and another \$1.5 million is programmed for expenditures during the coming year for new sidewalks, paving, sewers, parks, and street trees on rights-of-way. Public facilities include:

1. Parkland Park - construction completed on the 3-acre area. Some of the features include playground equipment, horseshoe and shuffleboard courts, and landscape area.
2. Amherst Park - 3.8 acres providing multi-level walks, a paved plaza, wading pool, volleyball and basketball areas, and a tot lot.
3. Catalpa Park Extension - 3.1 acres featuring a unique "Fortress on a Hill", swings, etc.
4. Ruth C. Porter Mall - a landscaped area approximately 100 feet wide extending from Delmar Avenue, aligned with DeBaliviere Boulevard, to the terminus at Blackstone and Etzel Avenue intersection, to be completed in 1971.

WEST END PROJECT
Mo R-54

AREA		693 acres
LAND USE		
	Residential	369.0 acres
	Commercial	27.0 acres
	Industrial	7.0 acres
	Others	290.0 acres
COSTS		
	City's Share (est.)	\$ 6,692,113
	Federal Government's Share (est.)	\$20,076,337
INVESTMENTS		
	Private (to date)	\$16,547,123
	TOTAL (when completed)	\$54,000,000

DESOTO-CARR*

DeSoto-Carr is primarily a clearance and redevelopment area with limited rehabilitation of some existing commercial and industrial structures. The area, declared blighted on March 26, 1959, is located on the deteriorating near North Side. The plan provides for the clearance of sites for the construction of multi-family dwelling units with adequate open space. At least half of the residential units will be for low and moderate income families and priority will be given to those families presently living in the area. Contemplated commercial redevelopment is for retail outlets and services for residential occupants of the area and for economic revitalization of the northern sector of the CBD. Industrial usage will be limited to light industry and emphasis will be placed on redevelopments providing employment opportunities for residents of the DeSoto-Carr and adjacent areas. One section of the DeSoto-Carr Area has been proposed for a Convention Center Complex pending passage of a bond issue in 1971. Just as the stadium complex flanks the near south side of the Central Business District, it is anticipated that the Convention Plaza will anchor the near north side. The DeSoto-Carr area was approved by HUD for execution activities to commence July 1, 1970, under the Neighborhood Development Program (see page 40).

* See Plate 1, pp. 11

DESOTO-CARR AREA

AREA	370 acres
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LAND USE

Residential	45.0 acres
Commercial	40.0 acres
Industrial	83.0 acres
Public	55.0 acres
Rights-of-way	154 acres

COSTS

City's Share (1st yr.)	\$ 701,000
Federal Government's Share (1st yr.)	\$2,103,300

PROJECTS IN PLANNING*

In the past, most urban renewal designated areas were submitted to the Federal Government as conventional urban renewal projects. The projects upon completion were assigned specific project numbers and Federal grant funds were reserved for completion of these projects. A new program, the Neighborhood Development Program (NDP), was begun in 1968 and is similar to conventional urban renewal except that funding is on a year-to-year basis. An application for this program was submitted to the HUD Regional Office in 1969 for the conversion of existing projects and two new areas: Mill Creek North and LaSalle Park. The program was approved only for conversion of DeSoto-Carr to NDP.

Subsequent to the approval by HUD, the Land Clearance for Redevelopment Authority submitted Survey and Planning Applications to HUD under the conventional program for LaSalle Park and Mill Creek North, which applications are still pending. LaSalle Park, located on the South Side, is part of an area once proposed for urban renewal shortly after plans for the Kosciusko Area had been formulated. At that time a survey showed that 81% of the dwelling units were renter-occupied, 70% had no private baths or were dilapidated, 27% had no running water, and 20% were overcrowded. Ninety-nine percent of the residents were white. The City Plan

* See Plate 1, pp. 11

Commission was instrumental in developing the LaSalle Park proposal.

Mill Creek North is located to the immediate north of the nearly-completed Mill Creek Valley Project and is to be a program of clearance and redevelopment with rehabilitation of limited properties. The plan contemplates a mixture of land uses.

St. Louis unfunded renewal applications which are part of the national backlog amounting to \$3 billion include:

LaSalle Park	\$12,064,390
*Mill Creek North	\$17,917,111
*West End Amendatory (Withdrawn November 1968 and will be resubmitted in 1971)	\$14,601,791

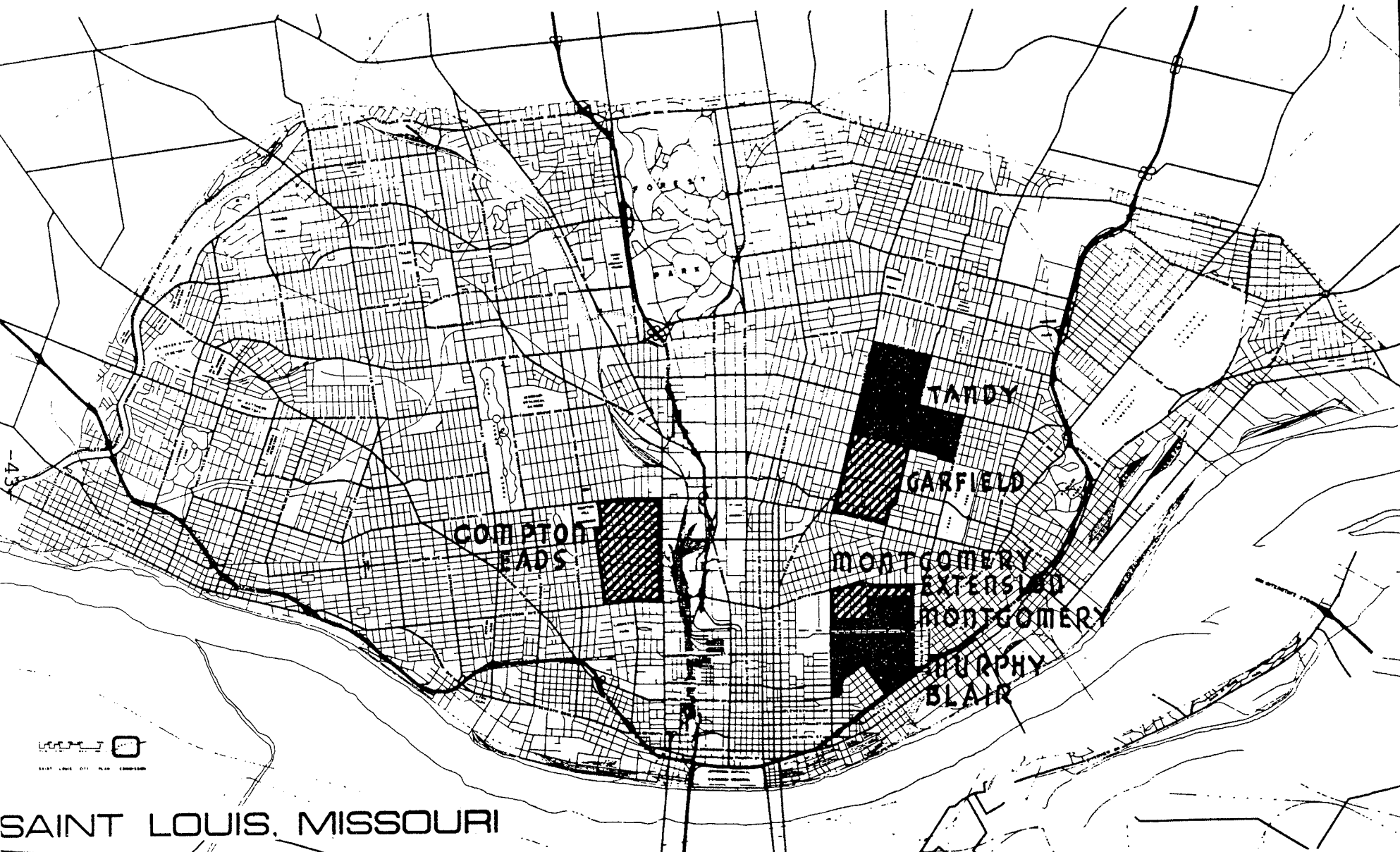
* May not be part of the so-called \$3 billion backlog although application was submitted.

INTERIM ASSISTANCE*

The Interim Assistance Grant Program, authorized by Section 118 of the Housing Act of 1949, provides financial assistance for planning and carrying out a program to alleviate harmful conditions in slum and blighted areas. Generally, these are areas which are planned for and will qualify for urban renewal assistance in the near future but in which some immediate public action is needed until permanent renewal activities can be undertaken.


A number of areas have been selected for assistance under this program - the Murphy and Tandy Areas and the Montgomery-Hyde Park Area. The 78-block Tandy Area with a population of 14,500 has a high degree of dilapidated buildings, with alley and rear yards being a most prevalent problem. The 109-block Murphy Area with a population of 18,650 is also in need of assistance although not to the same extent as Tandy. In both areas, there has been considerable need for playgrounds and playground equipment. The Interim Assistance Program in these areas began in 1969 and was continued in 1970. Resident organizations were given the responsibility to program all activities, hire personnel, field equipment and trucks, and incur administrative and operating expenses. Technical assistance in the form of professional planners, architects and administrative personnel was provided by the City Plan Commission.

* See Plate 5, pp. 43



SAINT LOUIS, MISSOURI

INTERIM ASSIST

 EXISTING  PROPOSED

Montgomery (extension)	\$ 90,646
Compton-Eads	\$152,311
Garfield	\$ 77,268

This program was administered by the Plan Commission in the first year but was transferred to the St. Louis Beautification Commission in June 1970.

REHABILITATION*

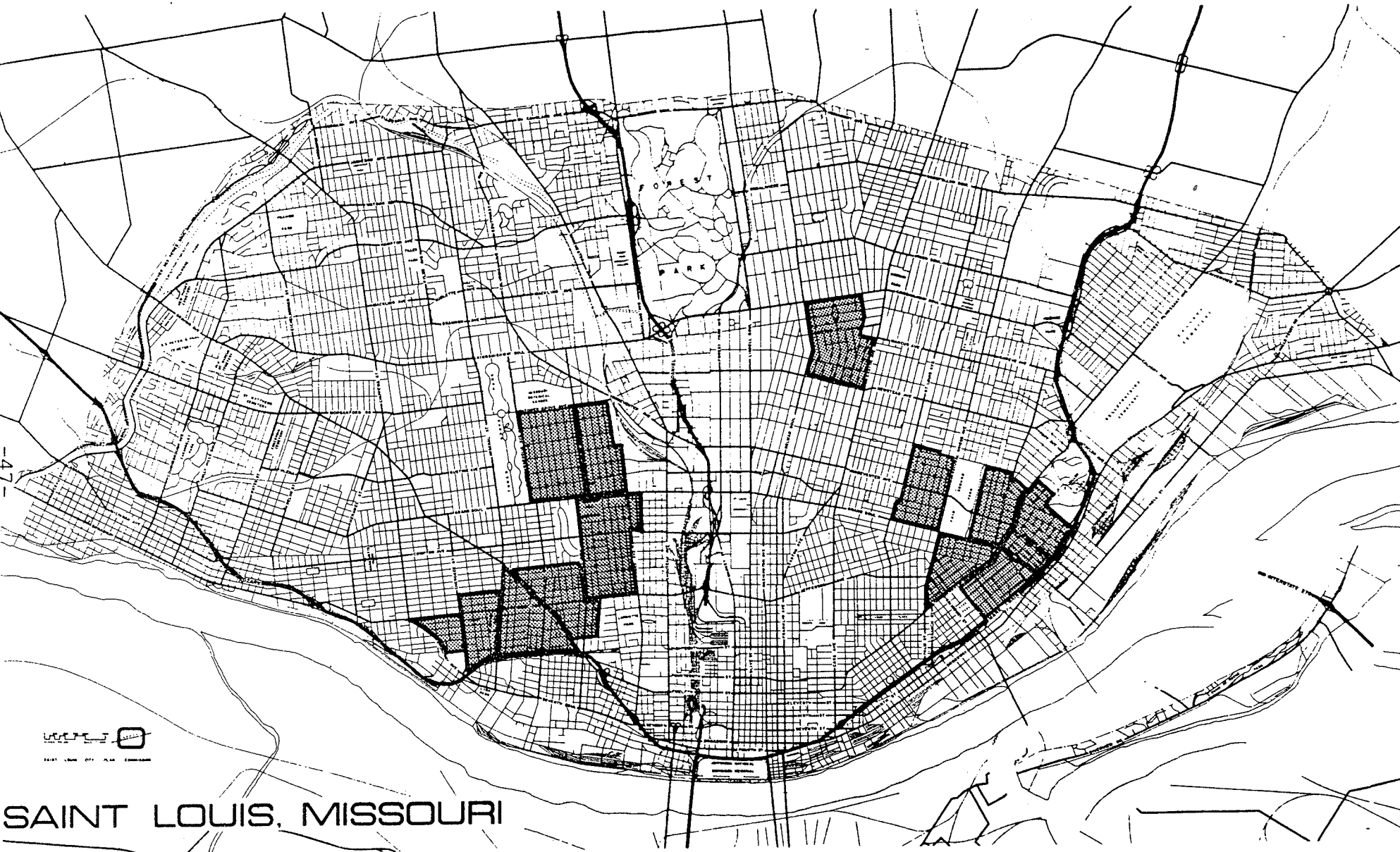
With the completion of the housing quality survey in 1952, it became apparent that many areas in the City would be subject to continued deterioration if remedial steps were not taken. As a result, the City-sponsored rehabilitation program was formulated in 1953 and two pilot areas were selected for initial activity: the Hyde Park and Cherokee neighborhood area. The 1952 Housing Survey was used as a general guideline in the selection of these areas. Further criteria was deemed necessary for a successful rehabilitation program. This criteria includes:

1. a high percentage of residential ownership;
2. a diversified area with adequate supporting community services;
3. reasonable access to employment centers;
4. existing neighborhood and community organizational structure.

In selecting a total of 15 rehabilitation areas between 1954 and 1966, approximately three times that number of areas were considered at one time or another.

The basis of the program of neighborhood area improvement consisted of:

* See Plate 6, pp. 47



SAINT LOUIS, MISSOURI

NEIGHBORHOOD REHABILITATION PROJECTS

1. Individual property owners investing their own funds to meet minimum housing standards and/or non-residential minimum standards, and make improvements even beyond the law. Violations were determined through house to house inspections.
2. The City provided improved and additional public facilities and services for those neighborhoods participating in the project.
3. Residents of the area banded together in neighborhood organizations to rekindle neighborhood pride and interest.

The statistical history of the St. Louis Rehabilitation Program is as follows:

<u>AREA</u>	<u>DATE STARTED</u>	<u>SIZE ACRE</u>	<u>CITY BLOCKS</u>	<u>POPULATION</u>	<u>PREMISES</u>	<u>D.U.</u>
1. Cherokee	11-22-54	288	61	6,000	1,067	2,667
2. Hyde Park	11-26-54	134	36	6,646	1,108	2,720
3. Pontiac	2-1-57			2,527	361	902
4. Gravois	2-1-57			3,073	439	1,097
5. West End	2-13-57	572	67	25,000	2,371	7,000
6. Compton Eads	9-4-58	288	56	13,181	1,883	4,708
7. Fountain Park	7-5-60	322	38	10,374	1,482	3,705

<u>AREA</u>	<u>DATE STARTED</u>	<u>SIZE ACRE</u>	<u>CITY BLOCKS</u>	<u>POPULATION</u>	<u>PREMISES</u>	<u>D.U.</u>
8. Shaw North	4-24-61	178	33	21,704	1,182	6,147
9. Fairgrounds So.	4-12-62	209	37	19,971	1,418	7,133
10. Pontiac Central	5-29-62	167	46	8,216	1,178	2,867
11. Shaw South	7-17-62	307	49		1,277	
12. Fairgrounds No.	8-30-62	366	28		1,435	
13. Hyde Park So.	5-23-63	166	46	6,717	1,100	1,158
14. McKinley	7-6-64	239	65	8,957	1,283	3,344
15. Beaumont	10-13-64	<u>204</u>	<u>40</u>	<u>8,213</u>	<u>1,110</u>	<u>2,647</u>
TOTALS		3,440	602	140,579	19,694	46,095

Of the 80,619 violations noted in the 18,694 premises inspected, 99% of the violations and 99% of the premises are in compliance.

Property owners have spent over \$9 million making improvements to their property in the fifteen areas over the past twelve years.

Expenditure of municipal funds for public improvements has exceeded \$7,000,000. This money has been derived from various sources including, City Revenue, Sale of City Property, 1944 Bond Issue, Proposition 2; 1955 Bond Issue, Proposition 9; 1962 Bond Issue, Proposition 5; 1955 Bond Issue, Proposition 5; and 1962 Bond Issue, Proposition 1.

Presently, the City is engaged in systematic housing inspections in the Shaw neighborhood (boundaries: Grand, Tower Grove Park, Magnolia; premises 2,986; dwelling units 7,839), the Pontiac Central neighborhood (boundaries: Jefferson, I-55, Gravois, Arsenal; premises 1,183; dwelling units 2,606) and the Central West End (boundaries: Kingshighway, DeBaliviere, Pershing, Kingsbury).

Rehabilitation of properties has been undertaken by some private groups. Jeff-Vander-Lou, Inc., a citizens rehabilitation organization, has utilized the 221 (h) FHA program to rehabilitate dwellings on scattered sites between Grand, Jefferson, Easton, and St. Louis Avenues. More than 17 properties have been rented or sold to persons using the federally-sponsored 3% loans. The work done in the area has inspired many to improve their properties.

Other non-profit corporations engaging in rehabilitation of structures include the Bi-Centennial Civic Improvement Corporation (BCIC) and the Skinker-DeBaliviere Community Council. The BCIC project has utilized the 221 (h) program on scattered sites between Jefferson, Cass, 22nd, and Madison Streets. The Skinker-DeBaliviere Community Council utilizes the FHA 222 (d)(3) Rehabilitation and Rent Supplement Programs and is rehabilitating structures in the 5700 block of Westminster Avenue. These groups have experienced problems and delays, notably seed money for financing land and

property acquisition, delayed application approval, and rising construction costs. Due to these problems, the BCIC discontinued its program in 1970.

In addition to these rehabilitation efforts, citizen's groups with sound programs may be assisted by the City in the form of limited inspectional services. To date, three areas have done so:

1. Kingsbury Area
2. Lindenwood Area
3. Oak Hill Area

MONEY SPENT BY PROPERTY OWNERS FOR REHABILITATION

AREAS

TOTAL SPENT
as of 4/30/70

REHABILITATION

Hyde Park South	\$ 376,956.00
Beaumont	333,683.00
Fairgrounds N & S	783,732.00
Shaw N & S	1,263,768.00
Pontiac Central	592,324.00
McKinley	433,350.00

CLOSED AREAS

West End, Combined Costs	1,640,733.00
Compton Eads, Combined Costs	1,135,365.00
Gravois, Pontiac	
Hyde Park, Cherokee	1,662,967.00
Fountain Park	<u>953,088.00</u>
	\$9,175,966.00

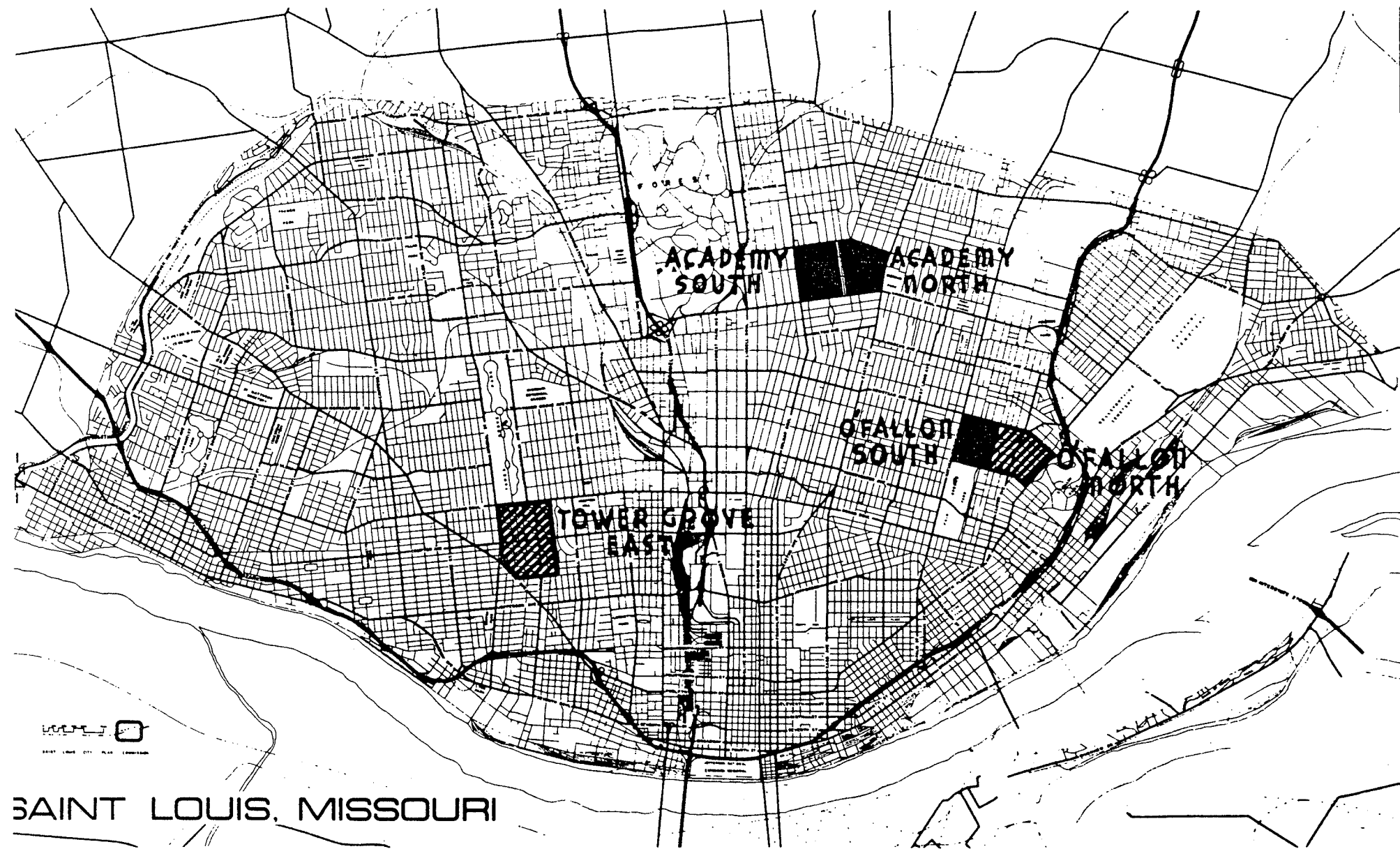
CODE ENFORCEMENT PROGRAM*

The Code Enforcement Program is an extension of the rehabilitation program, the main difference being the utilization of federal assistance to upgrade the City of St. Louis. The total federal funds St. Louis will receive is \$1,986,095. One of the major obstacles in the prior rehabilitation programs has been the difficulty property owners have experienced in obtaining the necessary financing needed to upgrade their property. St. Louis' rehabilitation experience played a significant role in the establishment of the federally-assisted code-enforcement program.

The Housing Act passed by Congress in 1965 contained Section 115 Grant and Section 312 Loan programs. These are federal programs administered by cities. Under the grant program, up to \$3,500 is available as a grant to help low-income property owners repair their property. The money is to be used to correct building code violations and bring the property up to standards of the area.

The grant is limited to the owner-occupant of a one or two unit building. Such an owner is eligible if his annual income is \$3,000 or under. An owner whose income is above \$3,000 is eligible if his monthly housing expenses equal at least one-fourth of his monthly income. The actual amount of the grant is the cost of the necessary rehabilitation with a maximum amount of \$3,500.

* See Plate 7, pp. 54



SAINT LOUIS CITY PLAN COMMISSION

SAINT LOUIS, MISSOURI

CONCENTRATED CODE ENFORCEMENT

EXISTING **PROPOSED**

In the loan program, the loan at 3% simple interest is to help owners improve their buildings. The main requirement of the 312 Loan is that the borrower has the ability to repay the loan. There is a further benefit for owner-occupants of a building with four units or less. In this case one may be able to refinance their existing mortgage along with their loan for improvements at the same low interest rate of 3%.

If one is the owner-occupant of a one or two unit structure, they may be eligible for both a Grant and a Loan. Also refinancing may be possible. They must, of course, meet the requirements of each of these programs.

The three areas designated by the City and their boundaries are:

1. O'Fallon South - Natural Bridge, Fair, Newstead and Lee
2. Academy South - Delmar, Union, Vernon and Kingshighway
3. Academy North - Vernon, Union, Easton and Kingshighway

The project's starting date was February 1967. Federal participation ended June 30, 1970. The continuation of the program is uncertain due to lack of adequate funds.

Code Enforcement Program

	<u>Academy North</u>	<u>Academy South</u>	<u>O'Fallon South</u>	<u>Total</u>
Total Number of Structures in Areas:	807	805	747	2,359
Residential:	723	734	691	2,148
Non-residential:	46	35	34	115
Mixed Use:	38	36	22	96
Number of Dwelling Units:	1,714	1,794	1,230	4,738
 Total Inspected to date:	 747	 784	 733	 2,264
Found in code violation:	712	765	659	2,136
Brought into compliance:	448	439	559	1,446
 Number of 115 Grants:	 40	 37	 76	 157
Dollar amount:	\$110,773	\$112,334	\$178,171	\$ 401,278
 Number of 312 Loans:	 20	 27	 22	 69
Dollar amount:	\$147,650	\$189,850	\$ 54,700	\$ 392,200
 Money Spent by Property Owners	 \$521,632	 \$633,592	 \$484,376	 \$1,639,600

OPERATION NEAT-BIG SWEEP*

Operation NEAT, although not strictly a renewal activity, is an important City-funded program involving City/citizen participation in the improvement of neighborhood living conditions. The program initiated in March, 1967 provides for rat eradication, alley clean-up, removal of old sheds, garages, and fences beyond repair and junk and abandoned automobiles and is also designed to stimulate building repairs and to assist residents in beautifying their neighborhoods.

The Mayor's Coordinating Committee notifies citizens when Operation NEAT is to begin in their areas and members of the St. Louis Beautification Commission and Human Development Corporation meet with residents to explain the program and advise them of how they can participate. After residents and organizations have been informed of the program, the Health Department conducts a rat eradication program, health and building inspectors check areas for violations, and other City departments trim and remove dead trees, clean alleys, and collect litter. Court summons are issued only in cases of failure to correct violations.

Property owners are asked to keep buildings, etc., in safe and sanitary condition, to supply sufficient trash containers to tenants, to keep weeds cut, and to remove large discarded items

* See Plate 8, pp. 58



OPERATION N.E.A.T. - BIG SWEEP

CHAPTER 353 - MISSOURI URBAN REDEVELOPMENT CORPORATIONS LAW*

A significant feature of the urban renewal effort in St. Louis has been the Missouri Urban Redevelopment Corporations Law. This law was considered unique in its field when passed by the State Legislature in 1945. A brief description of the pertinent points of the law follows.

The 353 Law applies to all constitutional charter cities in the state which have a population of 350,000 or more. Sec. 353.020 defines certain terms, some of which are important to the renewal program. A "blighted area" is defined as that area which "by reason of age, obsolescence, inadequate or outmoded design, or physical deterioration of existing properties and improvements have become economic and social liabilities and that such conditions are conducive to ill health, transmission of disease, crime, or inability to pay reasonable taxes". "Redevelopment" means the "clearance, replanning, reconstruction, or rehabilitation of any blighted area and the provision for such industrial, commercial, residential or public structures and spaces as may be appropriate, including recreational and other facilities incidental or appurtenant thereto". The inclusion of other than residential development has been significant in the

* See Plate 4, pp. 30

renewal of the downtown area.

Sec. 353.030 limits profits of urban redevelopment corporations to 8% per year. However, Sec. 353.110 provides the incentive for redevelopment. Under this section, developers are provided with 25 years of partial tax relief - 10 years of taxes on the evaluation of the land at the pre-redevelopment assessment and then 15 years at 50% of the assessed value of the land and improvements.

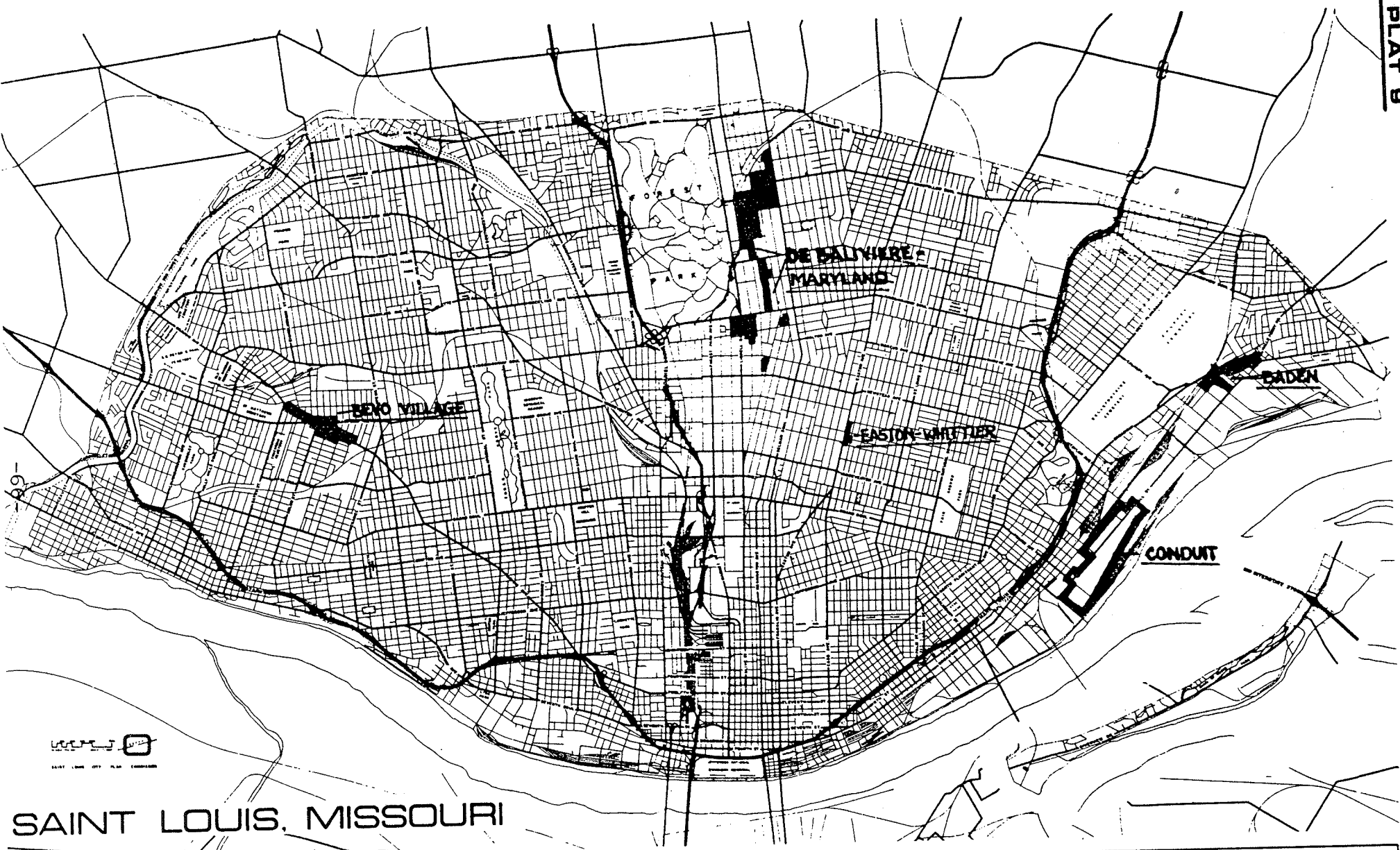
Under the 353 Law, the procedures for redevelopment and the role of the private developer differ from that of the Federal Urban Renewal Law. Under these procedures, private redevelopers request that an area be declared blighted and with the recommendation of the City Plan Commission, the Board of Aldermen acts on the proposal. After an area is declared blighted and time is allowed for plans to be submitted, the Board of Aldermen, again with the recommendation of the Plan Commission, decides on a plan for the area. The redevelopment corporation then has the option of carrying out the eminent domain procedures or of contracting this out to the Land Clearance for Redevelopment Authority.

In the Central Business District of St. Louis, the following areas have been declared blighted under terms of Missouri's Chapter 353 Law:

1. The Plaza Square Area, roughly between Market and Olive Streets from 14th Street to 17th Street, blighted in 1952.
2. The Riverfront Area, extending from Washington Avenue to Poplar Street, between 3rd Street and 4th Street plus the three blocks from Clark to Market between 4th and Broadway, blighted in 1959.
3. The DeSoto-Carr Area, which extends north and west of the Central Business District but which does include the north flank of downtown beginning at its southern boundary along Delmar Boulevard, blighted in 1959.
4. The Stadium Area, extending roughly from 4th Street to 11th Street, between Market Street and the Daniel Boone Expressway, blighted under three ordinances in 1960 and 1965.
5. The Laclede Landing Area, between Eads and Veterans Bridges, from the riverfront to 3rd Street, blighted in 1966. Financial difficulties have prevented progress on the \$60.5 million proposed project.
6. Three semi-contiguous blocks including the block bounded by Delmar, Lucas, 4th, and Broadway (Block 95); the block bounded by Lucas, Washington, Broadway and 6th

A new concept in the use of the Chapter 353 Law has been proposed by the City Plan Commission. The Neighborhood Development Incentive Program* is designed to encourage the private renewal of pockets of deterioration in selected neighborhoods. Using the same benefits provided for the CBD in past redevelopment, the program encompasses four outlying areas of mixed land uses. The Baden, Easton-Whittier, and DeBaliviere-Maryland areas are declining commercial and residential areas and the shopping district in Bevo Village is in the process of significant decline. If these areas are declared blighted, developers may submit plans for all or any part of an area. However, it is contemplated that proposals which present comprehensive plans for the removal of all blighting conditions will be given priority.

* See Plate 9, pp. 66



NEIGHBORHOOD DEVELOPMENT INCENTIVE (353) PROGRAM

PROPOSED

COMPLETE

CHAPTER 99 - LAND CLEARANCE FOR REDEVELOPMENT LAW

In 1951, the State of Missouri enacted enabling legislation, the Chapter 99 Law, which allowed the City of St. Louis to establish a Land Clearance for Redevelopment Authority to handle Federally-assisted urban renewal programs. Pertinent points of the law include: Section 99.330, authorizing the establishment of the Land Clearance Authority; Section 99.320 which defines "insanitary" and "blighted areas". An "insanitary area" is defined as "an area in which there is a predominance of buildings or improvements (or which is predominantly residential in character), and which, by reason of dilapidation, deterioration, age or obsolescence, inadequate provision for ventilation, light, air, sanitation, or open spaces, high density of population and overcrowding, or the conditions which endanger lives or property by fire or other causes, or any combination of such factors, is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency and crime, and is detrimental to the public health, safety, morals, or welfare". A "blighted area" is defined as an "area (other than an insanitary area) which by reason of the predominance of defective or inadequate street layout, insanitary or unsafe conditions, deterioration of site improvements, improper subdivision or absolute platting, or the existence of conditions

which endanger life or property by fire and other causes or any combination of such factors retards the provision of housing accommodations or constitutes an economic or social liability or a menace to the public health, safety, morals, or welfare in its present condition and use". Other sections establish procedures to be used by the Land Clearance Authority in executing renewal programs.

Under these renewal procedures, redevelopment plans are submitted by the Land Clearance Authority to the Federal Department of Housing and Urban Development for approval. The proposal is also submitted to the Board of Aldermen so that the area can be declared blighted. The renewal plan is examined by the City Plan Commission and the Board of Public Services and upon their recommendations the Board of Aldermen enact the plan. Upon approval by the Federal Government, the Land Clearance Authority purchases the land and clears or rehabilitates the structures with the use of Federal funds and the City's matching share and sells property to private developers. Developers are provided with the same tax relief as that provided for in the 353 Law if they form redevelopment corporations. Renewal projects may be subject to Chapter 99, Chapter 353 or a combination of the two.

The following renewal projects have been administered under the Chapter 99 Law: Plaza Square, Mill Creek Valley, Kosciusko,

Grandel, West End, and DeSoto-Carr. Upon approval by HUD, LaSalle Park and Mill Creek North will be included.

Other areas have been proposed for renewal programming in the past. In 1955, the Tandy area, and in 1958, the Murphy area were suggested. The 913-acre Tandy area, situated in the heart of the black community and showing serious signs of blight, was to be the first Federally-assisted neighborhood rehabilitation program in St. Louis. The Tandy Advisory Committee, a citizens group, was active in organizing and informing residents and brought forth many ideas and recommendations. The Murphy area, an old area laid out and built before the Civil War, was also to be a rehabilitation program. In spite of the age of the area, a survey showed that 80% of the buildings were structurally sound. Due to lack of resources and the failure of bond issues at the polls, very little has been accomplished and the Murphy and Tandy projects may have to be dropped.

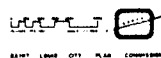
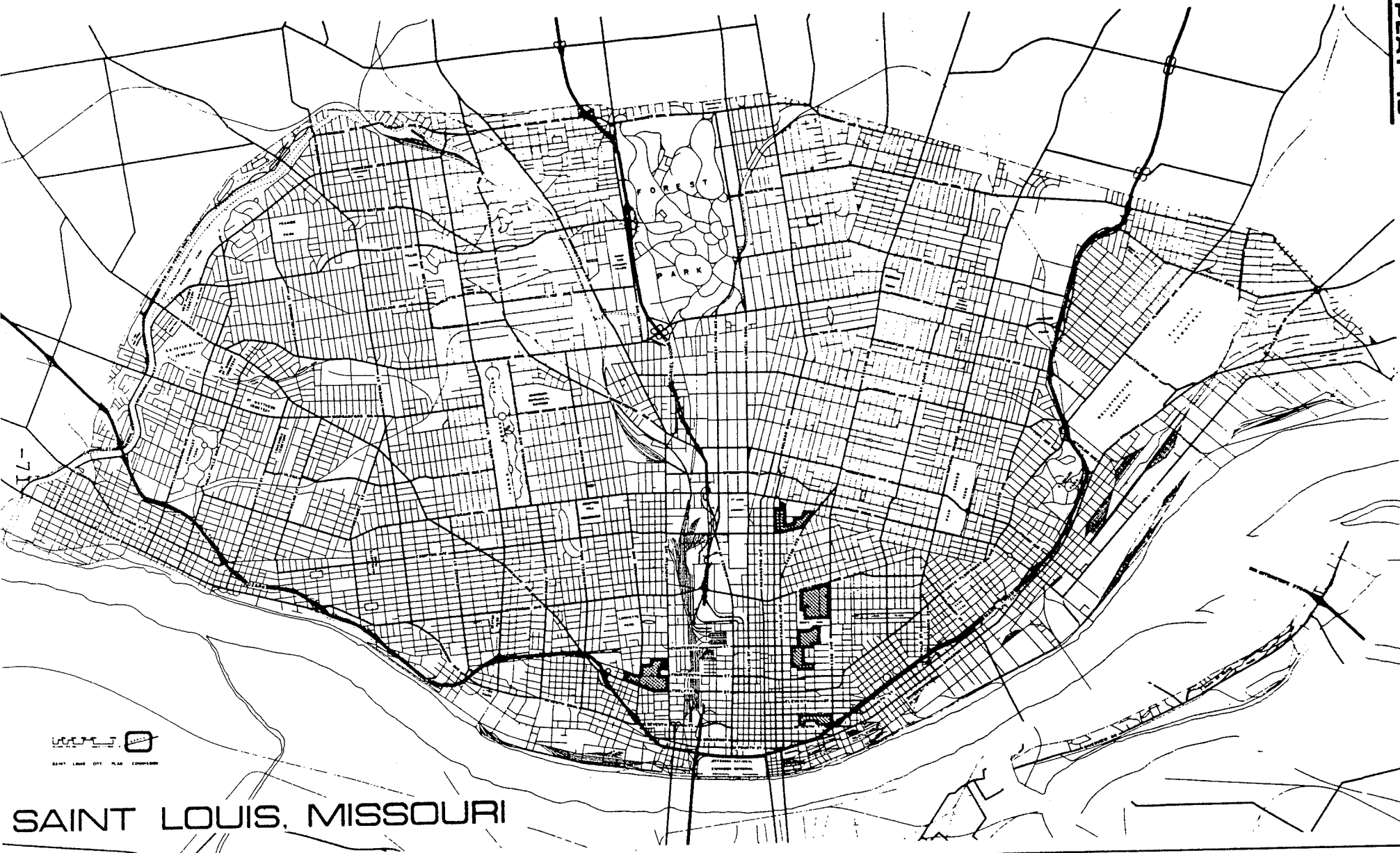
PUBLIC HOUSING*

With the passage of Federal and State legislation in 1937 and 1939, respectively, providing for the development of public housing, the City of St. Louis entered into a public housing program. In July of that year, the St. Louis Housing Authority was established as the agent of the City to deal with the Federal Public Housing Administration in the development and operation of low-rent housing.

The concentration of low-income families and substandard housing conditions led to the development of the first two projects, Carr-Square and Clinton-Peabody Terrace, completed in 1942. This was followed by the selection of the Cochran Garden Apartment Site in 1943. However, the conditions caused by World War II and the question of public housing qualifying as a tax-exempt activity led to a lag in the program between 1943 and 1949. The latter point was clarified in 1949 by a State Supreme Court Ruling exempting public housing from taxation. Renewed interest in the program developed and the City Plan Commission conducted a Potential Public Housing Site Study in 1949 which recommended four possible areas:

1. 12th, Park, 7th, Russell
2. 14th, Chouteau, 7th, Park

* See Plate 10, pp. 71



SAINT LOUIS, MISSOURI

■ PUBLIC HOUSING PROJECTS

3. 18th, Cole, Jefferson, Cass

4. Jefferson, Market, Compton, Scott

Two of the above four areas were selected for future development by the Public Housing Authority. This led to the construction of the Pruitt Igoe and Vaughn developments and the Darst-Webbe Apartments. Other studies were conducted by the City Plan Commission in the 1950's but were not selected as sites for public housing. In 1958, at the suggestion of the Land Clearance for Redevelopment Authority, the site for the Arthur A. Blumeyer Apartments was selected. This was the first public housing to be constructed in an area that was not immediately adjacent to the downtown area and led to the development of the Grandel Urban Renewal Area.

Although public housing developments have helped supplement the City's urban renewal program, the problems that have developed in the Pruitt Igoe complex have raised serious questions concerning public housing. A detailed account of the difficulties in this project, one of the most controversial public housing projects in the country, is beyond the scope of this report. Recognizing the exceptional educational, vocational, economic, and social needs of public housing residents, the St. Louis Housing Authority created a Human Resources Division in 1963. This was designed to provide

home services, social services, community organization, and public information. In spite of these efforts, the physical, social, and economic situation in Pruitt Igoe continued to deteriorate as the crime rate increased. In 1966, the Housing Authority undertook a "juvenation" program with the assistance of the Federal Government in the amount of \$7 million. However, more recently the project has been faced with a rent strike and mounting economic problems. Several alternative solutions are under consideration at present, including the possible complete clearance of the project. Most of the other public housing projects have not presented the degree of difficulties as those in Pruitt Igoe. Particularly, the high-rise developments for the elderly and the low-rise projects have met with a marked degree of success.

ST. LOUIS PUBLIC HOUSING AS OF JUNE 30, 1970

<u>NO.</u>	<u>NAME</u>	<u>LOCATION</u>	<u>ACRES</u>	<u>UNITS</u>	<u>COMP.</u>	<u>COST*</u> <u>IN \$</u>	<u>STRUCTURES</u>	<u>BLDG. AREA</u> <u>PERCENT</u>	<u>D.U.'s</u> <u>PER ACRE</u>	<u>AVER.</u> <u>POP.</u>	<u>DEMO.'s</u>
MO 1-1	Carr Square Village	Biddle, O'Fallon, 15th & 18th	24.30	658	Aug. , '42	3,636	53- 2 & 3 story	22.70	27.07	2,286	516 D.U.'
MO 1-2	Clinton Peabody Terrace	Chouteau, Grattan, Park & 14th	27.49	657	July , '42	3,580	53- 2 & 3 story	23.30	23.89	2,457	687 D.U.'
MO 1-3	J.J. Cochran Garden Apts.	9th, alley So. of Cass, 7th & Carr	18.03	703	April , '53	9,200	4-12 story 2- 7 story 6- 6 story	11.50	39.00	2,914	347 D.U.'
MO 1-4	Captain W.O. Pruitt Homes	Jefferson, Dickson, 21st & alley so. of Biddle	31.80	1,553	Sept., '55	21,689	20-11 story	10.30	54.60	6,932	321 D.U.'
MO 1-5	W.L. Igoe Apts.	Dickson, Cass, 21st & Jefferson	25.48	1,085	May , '56	14,438	13-11 story	8.50	44.40	4,566	399 D.U.'
MO 1-6	G.L. Vaughn	Carr, O'Fallon, 18th & 20th	16.67	647	June , '57	8,711	4- 9 story	9.80	39.35	2,494	643 D.U.'
MO 1-6A	G.L. Vaughn	N.E. Corner, 20th & O'Fallon	2.06	112	Sept., '63	2,109	1- 8 story	13.50	54.00	2,494	441 D.U.'
MO 1-7	J. M. Darst Apts.	Lafayette, Hickory, 12th & 14th	14.75	645	Oct. , '56	8,532	4- 9 story	11.08	44.40		683 D.U.'
MO 1-7A	A. M. Webbe Apts.	Chouteau, Hickory, 12th & 14th	12.27	580	May, '61	9,254	2- 9 story 1-12 story 1- 8 story	10.35	47.30	1,997	578 D.U.'
MO 1-9	A.A. Blumeyer Apts.	Compton, Delmar, Grand & Page	33.90	1,162	Oct., '68	25,407	2-14 story-eld. 3-15 story-gen.	16.50	26.90	3,783	794 D.U.'
* In thousands			TOTAL	206.75	7,902	106,556	42- 2 story	TOTAL 137.65	400.91	29,923	5,409 D.U.'

SUMMARY

St. Louis, being no exception to the problems of urban blight and decay, undertook an urban renewal program which has spanned the last few decades. By 1950, the City was facing a host of economic and social problems, the aftermath of the Depression and war years. Over 50% of the housing supply was in various stages of deterioration. The renewal program gave the City the opportunity to revitalize residential neighborhoods and commercial and industrial districts. The results have been mixed.

Redevelopment activity in St. Louis initially focused on the riverfront area where decrepit warehouses and ramshackle shanties were typical in the 1930's. Although the area was designed a National Historic Site in 1935, actual redevelopment did not occur for some time. In 1947, Eero Saarinen's design of a 630-foot catenary arch was selected for the Jefferson Memorial Expansion Memorial. The \$30 million 80-acre federally-assisted project commemorating the Louisiana Purchase is nearly complete with landscaping work still remaining. This memorial has been the critical spark for other renewal efforts in St. Louis.

Renewal programs in the City have been a mixture of private and public effort, City, State, and Federal programs. Federally-assisted programs are handled by the Land Clearance for

Redevelopment Authority. Missouri's Urban Redevelopment Corporation Law allows private developers to engage in renewal efforts in areas declared blighted; the Law provides for 25 years of tax abatement, as set forth in the Revised Statutes of the State of Missouri, real property taxes on the redevelopment can not be less than that which would have been paid had the assessed value remained the same as the assessed value on the land and improvements during the calendar year preceding the declaration of blight by the Board of Aldermen. The City, in addition to providing its share of funding on federally-assisted projects, also is engaged in renewal efforts through its own City-funded programs. The entire urban renewal program has reflected this mixture of public and private effort.

Five major projects comprise the core of St. Louis' renewal program: Plaza Square, Mill Creek Valley, Kosciusko, West End, Downtown Sports Stadium. The Plaza Square area was a dilapidated slum area within a few blocks of City Hall and was the first Title I Urban Renewal Project in the City. With the approval of a bond issue representing the City's share of funds in 1953, execution began. The 16-acre, \$20 million project, completed in 1962, contains six multi-story apartment buildings and other improvements.

Mill Creek Valley was the largest project undertaken and was spurred by a 1954 survey which documented the extend of decay in the area. This was also a federally-assisted project; the City's share of the funding was provided for in a 1955 land issue which also contained \$100 million for other capital improvements. Land acquisition began in 1958, but redevelopment was slow. Of the 454 acres, 83.5 have been used for housing. This includes the nationally known 221 (d) (3) Laclede Town development as well as other low rise and high rise units. Renewing the area also produced new industrial sites, areas for commercial expansion, and land for highways. The last remaining undeveloped land will be used for Operation Breakthrough, a Federal demonstration housing program. The \$125 million project, however, has presented some problems. The relocation of the very low-income Negro families contributed to the mounting problems of blight in other areas of the City. In addition, Federal relocation assistance for this project was limited to moving expenses ONLY. Since Mill Creek, Federal legislation has been changed by Congress, which makes it possible to provide for greatly increased relocation benefits. This legislation insures relocation of families, individuals, and businesses with a minimum of both physical and financial burden.

The Kosciusko Project followed Mill Creek Valley. Preliminary

planning, begun in 1957, showed that 97% of the structures in the area were in poor condition. Redevelopment began in 1960 and was limited to commercial and industrial projects. Many small businesses were allowed to remain in the area and land was also made available to local industry for expansion of existing facilities. This \$36 million 221-acre project was also federally-assisted. The Kosciusko and Mill Creek Valley renewal projects contributed significantly to the maintenance and preservation of the City's industrial base.

The West End Project attempted to present a new approach to urban renewal. In light of the relocation problems that developed in other renewal areas, the project was intended to be a rehabilitation and conservation program. The West End experienced massive population changes after World War II, changing from a white middle-class neighborhood to non-white lower-income family groups. On March 9, 1963, the Board of Aldermen (Ordinance #51799) blighted the 693-acre area. However, renovation of homes has lagged, and a greater number of demolitions has occurred than anticipated. The unstable nature of the neighborhood, its size, and conflicting interests in the community have delayed the project. Over 2,000 structures have been programmed for rehabilitation and 537 for demolition. Lack of adequate relocation

facilities have also contributed to the problems. Total investment in the project is estimated at \$54 million when completed.

The Downtown Sports Stadium Project was proposed in 1958 for a blighted 82-acre area inland from the riverfront park. The Civic Center Redevelopment Corporation was formed as owner-developer in accordance with Missouri's Urban Redevelopment Corporation Law. By 1962, local equity capital had been raised and the City passed a bond issue to pay for public improvements. The 50,000 seat stadium, designed by Sverdrup and Parcel Associates with the assistance of Schwarz and Van Hoefen and exterior design by Edward Durell Stone, was completed in 1966. The \$109 million non-federally-assisted project includes other significant public and commercial facilities and high-rise office complexes.

Other renewal projects include: Grandel, a total land clearance and redevelopment project undertaken by local Negro businessmen to serve as a shopping center for nearby low-rent housing residents, completed in 1970; DeSoto-Carr, another clearance and redevelopment area with limited rehabilitation and a planned Convention Center with execution activities commencing this year; LaSalle Park and Mill Creek North, both dilapidated areas but currently unfunded; the Conduit Area, declared blighted under Missouri's renewal law and redeveloped as an industrial site;

LaCledde's Landing, similarly declared blighted but delayed by financial difficulties; and the Mall which will help compliment and reinforce the Central Business District.

The City is also participating in the federal Interim Assistance Program which provides for immediate renewal assistance in areas which are planned for future renewal programs. The City has its own rehabilitation program, formulated in 1953. Property owners in 15 areas have spent over \$9 million and the City in excess of \$7 million. This is complimented by a code enforcement program and Operation NEAT-Big Sweep, an inspection and clean-up effort.

An additional part of the renewal effort in St. Louis is the public housing program. The first project was completed in 1942 and the most recent in 1970. The ten housing projects comprise over 8,000 units at a total cost of more than \$100 million. However, high-rise units have presented difficulties and have been labeled "vertical ghettos". Low-rise projects and high-rise development for the elderly have met with a marked degree of success.

APPENDIX

FEDERAL LEGISLATION

AID FOR IMPROVEMENT OF HOUSING, PUBLIC FACILITIES AND GENERAL ENVIRONMENT

NATIONAL HOUSING ACT OF 1934, as amended (Federal Housing Administration):

Title I - (Property Improvement Loans) - Primarily a program of personal unsecured loans for property improvement.

Title II:

Section 203 - Insures loans to owners of 1-to-4-family, new or rehabilitated dwellings.

Section 207 - Insures mortgages for the construction or rehabilitation of rental housing of eight or more dwelling units.

Section 213 - Insures loans to finance construction, rehabilitation, or acquisition of structures for nonprofit cooperatives.

Section 221 - Insures mortgages to finance construction, rehabilitation, or acquisition of single or multi-family housing for sale or rent with priority to families and elderly individuals displaced by renewal or other public action.

Section 221 (d) (3) - FHA program of insured mortgages at below market interest rates to finance new or rehabilitated multi-family dwellings for displaced and other low and moderate income families and elderly or handicapped individuals. (As of the 1965 Act, the interest rate was fixed at 3%).

Section 231 - Insures loans to finance construction and rehabilitation of multi-family rental housing for elderly or handicapped persons.

Section 233 - Encourage the experimental construction or rehabilitation of homes or multi-family dwellings using advanced technology or new techniques to reduce cost and improve quality.

Section 234 - Insures loans to finance the construction or rehabilitation of condominium projects and also the personal acquisition of such individual units.

Title X - Insures mortgages for acquisition and development of land for residential subdivisions, and related uses, with the

purpose of providing a supply of properly planned and improved building sites. (Created by Section 201 of Housing and Urban Development Act of 1965).

UNITED STATES HOUSING ACT OF 1937, as amended:

Low Rent Public Housing - Federal guaranteed financing, supplemented by Federal annual contributions and by local tax exemption, of new or rehabilitated units for low-income families and individuals. Also, as a result of amendments passed in 1965, local housing authorities may lease accommodations in privately owned dwellings (Sections 103 and 502), and detached or semi-detached public housing units may be sold to occupants (Section 507). In addition, the per room cost limit on dwelling units has been increased (Section 506).

HOSPITAL SURVEY AND CONSTRUCTION (Hill-Burton) ACT OF 1946, as amended:

Assists in the construction of public and other nonprofit hospitals and facilities, including public health centers.

HOUSING ACT OF 1949, as amended by the HOUSING AND URBAN DEVELOPMENT ACT OF 1965:

Section 116 - Grants for demolition of unsafe structures.

HOUSING ACT OF 1959, as amended:

Section 202 (Housing for the Elderly) - Program administered by Community Facilities Administration provides long-term, low interest loans for elderly or handicapped families and individuals. Loans are available to nonprofit organizations covering 100% of development costs (including land). (As of the 1965 Act, the interest rate was fixed at 3%).

HOUSING ACT OF 1961, as amended:

Title VII - Provides grants for the cost of acquiring title to or interest (including easements) in open space lands.

Amendments to Title VII effected in the 1965 Act include:

Section 902 - Grants available for development of open space land acquired under Section 702 of Title VII.

Section 906 - Grants for provision of open space land in built-up urban areas, and for urban beautification and improvement, e.g., park shelters, tree planting, upgrading of malls and squares.

MENTAL RETARDATION FACILITIES AND COMMUNITY MENTAL HEALTH CENTERS CONSTRUCTION ACT OF 1963, as amended:

Federal grants for constructing mental health facilities and for paying initial operating costs.

HOUSING AND URBAN DEVELOPMENT ACT OF 1965:

Section 101 (Rent Supplements) - Federal grants to supplement rentals of low-income tenants in certain privately supplied dwellings.

Section 702 - Grants to expand, enlarge and improve basic water and sewer facilities.

Section 703 - Grants for neighborhood facilities, e.g., community centers to serve low-income persons.

Section 704 - Grants covering interest charges on funds borrowed for advance purchase of land for public works or facilities.

(The 1965 Act also amended several provisions of previous Acts, as noted elsewhere in this Appendix).

LAND AND WATER CONSERVATION FUND ACT OF 1965:

Matching grants to the State which may be allocated in part to the City for acquisition and development of public outdoor recreation areas and facilities.

AID TO SMALL BUSINESS

Small Business Administration - Various forms of Federal financial and advisory assistance to small business firms for construction, conversion or expansion, purchase of equipment, and working capital.

AID FOR EDUCATION AND ECONOMIC DEVELOPMENT MANPOWER DEVELOPMENT AND TRAINING ACT OF 1962, as amended:

Federal assistance for job training and retraining.

VOCATIONAL EDUCATION ACT OF 1963:

To maintain, extend and improve existing programs of vocational education; to develop new vocational education programs; and to provide part-time employment for youths.

ECONOMIC OPPORTUNITY ACT OF 1964:

(For further details, see Interim Program)

Title I - Includes Job Corps, Work-Training Programs, and Work-Study Programs.

Title II - General Community Action Programs, Adult Basic Education Programs, and Voluntary Assistance Program for Needy Children.

Title IV - Programs of employment and investment for small business concerns.

Title V - Work Experience Programs.

Title VI - The VISTA Program.

ELEMENTARY AND SECONDARY EDUCATION ACT OF 1965:

Title I - Authorizes financial assistance to local educational agencies for improved education in low-income areas. Basic grants cover staff, acquisition of equipment, and construction of facilities.

Title II - Grants for the acquisition of school library materials, textbooks, and other instructional materials.

Title III - Grants for supplementary educational centers and services, and to develop and demonstrate exemplary elementary and secondary programs.

HIGHER EDUCATION ACT OF 1965:

Includes: grants for low-income students to attend college; low-interest loans for families and persons to finance attendance at college or graduate school; and a National Teachers Corps to aid regular teachers and classes in local school systems.

AID FOR TRANSPORTATION

HOUSING ACT OF 1961, as amended:

Mass Transit Demonstration Program - Grants for mass transit demonstration projects and loans for mass transit facilities to help finance the acquisition, construction and improvement of facilities and equipment for mass transit.

MASS TRANSPORTATION ACT OF 1964:

Provides matching grants for mass transit improvements.

AID FOR PLANNING

HOUSING ACT OF 1949, as amended:

Title I - Grants are available to the City for the preparation of a Community Renewal Program.

HOUSING ACT OF 1954, as amended:

Section 701 (Urban Planning Assistance Program) - The City benefits from "701" planning assistance for comprehensive regional planning. 701 grants are also available for metropolitan urban transportation planning.

AID IN DEVELOPING NEW TECHNIQUES

HOUSING ACT OF 1954:

Section 314 (Urban Renewal Demonstration Program) - Grants are available to develop techniques for renewing and improving cities and neighborhoods. For example, grants have been used in Baltimore for the Harlem Park Demonstration Block Study and for the publication of "Record Control System for Housing Law Enforcement Activities".

HOUSING ACT OF 1961:

Section 207 (Low-Income Housing Demonstration Program) - Grants for developing and testing techniques for supplying housing for low-income persons and families and for providing related social and community services.

OTHER PROGRAMS

Federal funds are combined with local and State funds in the operation of a number of other relevant programs:

The Baltimore City Department of Health, for example, administers programs of preventive medicine, nutrition, public nursing, maternity and child care, public hygiene, medical and dental care, mental health, air pollution control, sanitation, health research and information. The Department's programs are administered largely through the City's five health districts.

The Baltimore Department of Public Welfare is comprised of public assistance, children's, and protective services divisions. Primarily with Federal and State funds, the Public Assistance Division administers aid for the blind, old age assistance, and aid to the permanently and totally disabled; in addition, the City pays for general public assistance with the help of at least fifty percent State funds. The Children's Division administers the Federally supported Aid to Families with Dependent Children Program and a State supported program of boarding care for needy children. The Protective Services Division becomes involved where child welfare is threatened by a breakdown in family life.

HOUSING ACT OF 1949, as amended:

Section 115 - Rehabilitation grants of up to \$1,500 for low-income homeowners in Section 117 code enforcement projects (Section 106 of the 1965 Act).

Section 116 - Grants for demolition of unsafe structures.

Section 117 - Areas meeting certain eligibility requirements are qualified for Federal grants to assist in enforcing City Codes and in installing limited public improvements. As a condition for this grant, the City is obligated to maintain at least the same level of expenditure for code enforcement outside of urban renewal and Section 117 projects as obtained in such area during the past 2 years. (Sections 116 and 117 are included under Section 311 of the 1965 Act).

HOUSING ACT OF 1964:

Section 312 - HHFA 3% interest loans to homeowners and long-term lessees for residential rehabilitation.

NATIONAL HOUSING ACT OF 1934, as amended:

Section 220 - Financial assistance under Section 220 is applicable to Section 117 code enforcement areas (above).

UNITED STATES HOUSING ACT OF 1937, as amended:

Local housing authorities may rehabilitate existing dwelling for rent to low-income tenants; also, lease units in privately owned dwellings (included in Sections 103 and 502 of the 1965 Act).

In addition, all Federal programs listed under "Neighborhood Services" would be applicable where relevant.

HOUSING ACT OF 1949, as amended:

Title I - (The Federal Urban Renewal Program) - Makes available grants, loans and technical assistance for qualified areas in order to help eliminate slums and blighting conditions.

To qualify as a Rehabilitation project, in addition to being within the framework of a Workable Program and conforming with the standards listed in Chapters 3-1 and 10-1 of the Urban Renewal Manual, an area must conform to the standards listed in Section 12-1-2 of the Manual.

The same relocation grants are available as described under the Reconstruction Program. Under the financing formula used by Baltimore, the Federal government pays 3/4 of limited eligible items and the total cost of any relocation payments. The local 1/4 share may be composed of cash or specified non-cash credits.

Amendments effected by the 1965 Act include:

Section 115 - Rehabilitation grants of up to \$1,500 for low-income homeowners in renewal areas.

Section 116 - Grants for demolition of unsafe structures.

HOUSING AND URBAN DEVELOPMENT ACT OF 1965:

Section 310 - Staff services in connection with code enforcement, rehabilitation and community organization become eligible for sharing under the 3/4 financing formula. (Amends Section 110 of the 1949 Act).

NATIONAL HOUSING ACT OF 1934, as amended:

Title I Loans - FHA insured home improvement loans of moderate amounts available for residential rehabilitation (not limited to urban renewal projects).

Section 220 - Mortgage insurance for substantial residential rehabilitation in urban renewal projects. Amendments introduced by the 1965 Act include more liberal financial assistance to absentee owners (Section 209) and larger home improvement loans under Section 220 (h) (Section 211).

Section 221 - Insured mortgages to finance construction, rehabilitation, or acquisition of single or multi-family housing for sale or rent with priority to families and elderly individuals displaced by renewal or other public actions (not limited to urban renewal projects).

UNITED STATES HOUSING ACT OF 1937, as amended:

As a result of amendments included in the 1965 Act, local housing authorities may rehabilitate existing dwellings for low-income tenants; also, lease units in privately owned dwellings (Sections 103 and 502).

HOUSING ACT OF 1964:

Section 312 (Low Interest Rehabilitation Loans) - HHFA 3% interest loans to owners and long-term lessees for residential rehabilitation in urban renewal areas.

HOUSING AND URBAN DEVELOPMENT ACT OF 1965:

Section 703 - Grants for developing health, recreation and similar facilities.

In addition, all Federal programs listed under "Neighborhood Services" would be applicable where relevant.

HOUSING ACT OF 1949, as amended:

Title I - (The Federal Urban Renewal Program) - Makes available grants, loans and technical assistance for qualified areas in order to help eliminate slums and blighting conditions.

To qualify as a Reconstruction project (relating to "Clearance and Redevelopment" in the Urban Renewal Manual), in addition to being within the framework of a Workable Program, an area must conform to the standards listed in Chapters 3-1 and 10-1 of the Manual.

Relocation - Payment to displaced households of up to \$200 for moving expenses and direct losses of personal property and, to low-income households, up to \$500 in rental assistance. Also, payment to displaced business concerns and non-profit organizations for moving expenses and direct losses of property, and to disbanding small businesses of up to \$2,500 as compensation.

Under the financing formula used by Baltimore, the Federal

government pays 3/4 of all eligible items and the total cost of relocation payments. The local 1/4 share may be composed of cash or of specified noncash credits.

Amendments made by the 1965 Act include:

Section 308 - Increased money available for assistance to nonresidential renewal projects.

Section 309 - Costs for relocating historic structures within urban renewal projects may be included in eligible project costs.

Section 404 (b) - Small Business Displacement Payments increased to \$2,500.

Section 404 (c) - Additional relocation payments to displaced homeowners to cover certain property transfer costs.

NATIONAL HOUSING ACT OF 1934, as amended:

Section 220 - Insured loans for new or rehabilitated housing in urban renewal projects (Amendments in the 1965 Act (Section 210) increases opportunity for inclusion of commercial facilities in 220 housing projects).

Section 221 (d) (3) - In an urban renewal project, 221 (d) (3) housing can benefit from a special formula which allows a lower price for a site than might otherwise be available.

SMALL BUSINESS INVESTMENT ACT OF 1958, as amended:

Section 316 of the 1965 Act creates a new Title IV establishing lease guarantees for small business concerns. This provision is particularly helpful in relocating displaced small businesses.

In addition, all Federal programs listed under "Neighborhood Services" would be applicable where relevant.

ECONOMIC OPPORTUNITY ACT OF 1964:

Many of the programs offered through the Economic Opportunity Act of 1964 are being coordinated in Baltimore by the Community Action Agency. Listed below are some of the activities which could be undertaken under Title II of the Act as suggested by the Federal Office of Economic Opportunity in its "Community Action Program Guide":

b-1 - Developing job opportunities related to community action.

b-2 - Economic development efforts which stimulate the creation of new jobs within the community.

c-1 - Environmental health programs, such as rat extermination and other actions to improve sanitation and living conditions.

- d-1 - Improving the living conditions of the elderly through home-maker services which can often be provided by nonprofessional workers.
- d-2 - Improving home management skills through classes and through the use of home management aides.
- d-3 - Providing information on such matters as how to apply and qualify for admission to low-rent public housing; what to look for and how to pay for private rental or sales housing; how to go about home rehabilitation and repair and how to obtain the most advantageous financing for such improvements; and how homeowners in temporary financial difficulty may seek and obtain relief.
- d-4 - Aiding homeowners, tenants and landlords in obtaining enforcement of housing and construction codes.
- d-5 - Providing instruction in "do it yourself" maintenance and repair, stressing simple and nontechnical operations, such as repair of furniture with hand tools, refinishing of furniture, care of walls and floors, painting, preventive maintenance of electric appliances and equipment, etc.
- d-6 - Organizing nonprofit sponsors or cooperative organizations to plan for rehabilitation and construction of housing for low-income families.
- d-7 - Services and facilities designed to improve the quality of life for residents of low-rent public housing and to examine contacts between them and the rest of the community.
- d-8 - Aiding in the relocation of families displaced from their homes by public or private action, including assistance in making the move, finding new housing, overcoming social or psychological adjustment problems, and becoming assimilated into a new neighborhood.
- h-1 - Establishment of services, such as recreation, tutoring, homemaking, etc., which are developed, administered and operated by local resident organizations such as block club, a tenants' group, a neighborhood council, a mothers' club, or a local church.

MANPOWER DEVELOPMENT AND TRAINING ACT OF 1962, as amended:
Federal assistance for job training and retraining.

VOCATIONAL EDUCATION ACT OF 1963:

To maintain, extend and improve existing programs of vocational education; to develop new vocational education programs; and to provide part-time employment for youths.

ELEMENTARY AND SECONDARY EDUCATION ACT OF 1965:

- Title I - Financial assistance to local educational agencies for improved education in low-income areas. Basic grants cover staff, acquisition of equipment, and construction of facilities.
- Title II - Grants for acquisition of school library materials, textbooks, and other instructional materials.
- Title III - Grants for supplementary educational centers and services, and to develop and demonstrate exemplary elementary and secondary programs.

HIGHER EDUCATION ACT OF 1965:

Includes: grants for low-income students to attend college; low-interest loans for families and persons to finance attendance at college or graduate school; and a National Teachers Corps to aid regular teachers and classes in local school systems.

HOUSING AND URBAN DEVELOPMENT ACT OF 1965:

Makes Federal assistance available for many purposes relevant both to the gradual improvement of Interim Areas and to the provision of improved alternative accommodations for present residents outside of the Interim Areas. Examples are:

Section 703 - Grants for neighborhood facilities.

Section 311 (Amends 1949 Act) - Grants for demolition of unsafe structures.

Section 906 (Amends Title VII of the 1961 Act) - Provision of open space land in built-up areas.

Sections 103 and 502 (Amend 1937 Act) - Local housing authority lease of existing units for rent to low-income families and individuals.

In addition all Federal programs listed under "Neighborhood Services" would be applicable where relevant.