



THE NEAR NORTH SIDE



CHOICE NEIGHBORHOODS UPDATE | DECEMBER 2020

HOUSING UPDATE

PHASE 1 CONSTRUCTION PROGRESS

- The Phase I area is approximately 5.3% complete—Site preparation activities are underway and foundations are being poured. Construction is scheduled to be complete at the end of 2021, resulting in 131 one-, two-, and three-bedroom units in 21 townhome and garden-style buildings.

PHASE 1 SECTION 3 & MWBE PARTICIPATION

- Altman Charter’s November 2020 Manpower Report details that 83 workers have been on site, of which: 16 (19%) are Minority and 2 (2%) are women.
- 16 of the 83 workers are new hires—13 of the 16 new hires are Section 3 Individuals (81%).
- As of November 2020, the combined Housing, Site Prep, and Public Improvements contracts include 23.19% African American-Owned Businesses, 0.82% Asian American-Owned Businesses, 1.95% Native American-Owned Businesses, 9.04% Women-Owned Businesses, and 4.56% Section 3 Businesses. See attached reports for additional details.
- As of November 2020, 110 individuals submitted applications for jobs as they come available—72% (79) of these applications were in response to signs posted and flyers distributed throughout the neighborhood. The remaining applicants were referrals or walk-ins.
- The attached Altman Charter flyer, which details how to apply for job opportunities during construction, is being distributed in the neighborhood. Please call Percy at 314-925-8522 to make an appointment.



PHASES 2A & 2B

- Phases 2A and 2B are expected to start construction in Summer 2021.

MANAGEMENT UPDATES

- Although the CARES Act eviction freeze ended, MBM will continue its policy of no evictions or late fees for nonpayment or late rent until further notice, which aligns with the Mayor’s recent extension to the eviction moratorium.

KEY DATES & INFO

- Call Percy at 314-925-8522 for a job application appointment (details in attached Altman Charter flyer)
- Join the Critical Community Improvements (CCI) Advisory Group *virtually* on December 15th @ 5:30-6:30pm
 - Link: <https://zoom.us/j/99240110349>
 - Dial-In: (312) 626-6799
 - Meeting ID: 992 4011 0349
- For more information on attending a virtual monthly advisory group meeting call Myisa Whitlock at 314-246-9318 or Tyler Lehde at 314-425-0720.



CHOICE NEIGHBORHOODS UPDATE | DECEMBER 2020

PEOPLE UPDATE

HOUSING STABILITY

- 218 Households (540 residents) are receiving case management services in the Preservation Square area, of which 92% have an updated Housing Stability assessment for the month.
- 45% of residents at Preservation Square have challenges with housing stability related to past due rental balances and lease violations. To best support families, USI established a housing stabilization cohort of 27 HHs. To date, all HHs have received referrals for utility and rental assistance based on need. With support from USI, 17 HHs increased housing stability this month by completing recertification.

EDUCATION

- In partnership with United 4 Children, USI has enrolled 1 family from Preservation Square with children ages 0-2, to create avenues for family support. Specifically, the Sleep Safe Initiative will decrease families' risk of SIDS through education and increase access to resources for basic needs.
- USI has created strategic partnerships with school-aged youth with the St. Louis Public Schools (SLPS) Adult Education and Literacy Program's (AEL) and Fresh Start Program to remove academic barriers for students who are not enrolled in school to obtain academic success. As a result, of 13 individuals referred, 23% (3) have enrolled in the program.
- USI created access for 2 Preservation Square HHs with preschool-aged youth to enroll their children in early learning centers to promote kindergarten readiness.
- As students return to school, 2 HHs (3 children) are receiving academic enrichment services from YMCA. In addition, USI and HomeWorks are partnering to provide iPad stands, hotspots, school supplies, and basic needs supplies to students attending Patrick Henry and living at MBM sites.
- USI and Big Brothers Big Sisters (BBBS) hosted a ceremony on November 9th to award BBBS with a \$22,259 check

from a private donor. Stakeholders from the City of St. Louis, SLPS, and Jefferson elementary attended along with local media representatives.



- Due to the relocation of their site, the YMCA has donated a large portion of their books to community partners. The Y provided approximately 60 books for USI families. Utilizing the Annual Youth Questionnaire, USI identified 17 HH that reported never reading or occasionally reading to their children. As a result, 2 Preservation Square and 6 Near North Side (NNS) HHs received books.

HEALTH & WELLNESS

- 88% (176) adults in Preservation Square reported having health insurance. 78% of the adults with health insurance have a primary care doctor.
- This quarter, USI is working actively with 25 (12%) adults in need of health insurance. In November, USI partnered with Affinia Healthcare to help 7 (28%) of these adults obtain health insurance. Residents who apply through this partnership gain access to affordable and consistent health care by having access in real time to doctors within walking distance from their home.
- USI created access for 1 HH to enroll in counseling services through various counseling partners and prompted 1 HH to sign-up for health screenings through Affinia.

For more information, please visit: nearnorthsidestl.com and facebook.com/NearNorthSideChoiceSTL/



THE NEAR NORTH SIDE



CHOICE NEIGHBORHOODS UPDATE | DECEMBER 2020

PEOPLE UPDATE (continued)

SOCIAL & ECONOMIC MOBILITY

- At Preservation Square, 59% (92) individuals are employed. Of those able to work, 41% (64) are unemployed. 73% (47) of these individuals reported that they are currently looking for a job, interested in job training, and/or continuing their education.
- In partnership with Employment Connections (EC), USI identified a cohort of 50 residents to actively work with to support them in both housing stability and economic mobility. These individuals will have access to an Employment Specialist, a Housing Specialist, and case management through USI.



NEIGHBORHOOD UPDATE

COMMUNITY ENGAGEMENT

USI continues to balance the health and safety of staff while supporting the urgent needs of families. Being the only essential link to some of our families, USI currently is engaging residents using a hybrid approach of smaller in person engagement opportunities and virtual resident meetings. In November, USI facilitated the following community engagement events and activities:

- In efforts to promote community engagement, USI hosted two Harvest Festival events which took place on November 6th and 13th. SLPS provided educational resources and fun trinkets to 18 NNS HHs and to 18 Preservation Square HHs in Case Management.
- In celebration of a national milestone of over 80,000,000 people voting, USI and MBM worked collaboratively to create a “Connected & Heard” event to thank residents for using their voices to promote change. All 8 sites in the St. Louis Region participated in this event.
- With support from USI’s full-time Community Service Liaison at Murphy Park Apartments, 74 HHs (241 individuals) are enrolled in case management at Murphy Park. USI is working with the families enrolled in case management on a total of 260 Family and Individual Development Plans to become more stable and thriving.
- USI is partnering with HomeWorks on a program that connects parents and children at Patrick Henry and Stix Elementary and Early Childcare to virtual learning resources. USI is conducting surveys for Preservation Square, Murphy Park, Cambridge family, and Cochran family, which are all low- to mixed-income sites in NNS. As a result, USI was able to service families and better understand their needs holistically while working with additional property management outside of MBS. As a result, some families received internet and food and will also be receiving help with rent and utilities.
- USI hosted its monthly 14th Street Corridor Placemaking and Loretta Hall Park Advisory Group meeting. This month, the Advisory Group and residents from Carr Square and Old North St. Louis discussed elements of the 14th Street Corridor and Loretta Hall Park, and participated in a conversation about Community Life opportunities along the corridor. There was also a discussion about the EEC/Elkay Building—overviewing progress and sharing pictures of the project.
- USI partnered with Love in ACTION to provide Thanksgiving meals for residents at Murphy Park and the Brewery. After calling residents, 52 hot meals were delivered to residents that indicated need the day before Thanksgiving.

For more information, please visit: nearnorthsidestl.com and facebook.com/NearNorthSideChoiceSTL/



THE NEAR NORTH SIDE



CHOICE NEIGHBORHOODS UPDATE | DECEMBER 2020

NEIGHBORHOOD UPDATE (continued)

USI AWARDED FUNDING

- USI was awarded \$75,000 in CDBG funding for the proposed 14th Street Corridor Place-Making Project. The award will fund a public art competition and bikeways on both sides of 14th Street.
- The Missouri Department of Conservation (MDC) awarded USI \$50,000 to support a landscape architect in planning and design related to the 14th Street Corridor Place-Making Project and to plant trees along the Corridor.

CRITICAL COMMUNITY IMPROVEMENT (CCI) HIGHLIGHT: ECONOMIC EMPOWERMENT CENTER (EEC)

- As the last historic light-industrial building of its size still standing in the neighborhood’s core, the former Elkay manufacturing building is primed to launch the NNS’s community-driven transformation. The 3-story, 32,000 SF building stands immediately adjacent to Preservation Square and Carr Square Village. The building is located on the 14th Street Corridor and is easily accessible within the neighborhood and from Downtown. With substantial transit improvements planned for the area, the building will be directly on the proposed north-south transit line with a stop just a block away.
- The EEC will create an environment that increases economic opportunities for individuals who live on the NNS, with the goal of capitalizing on more than \$1.2 billion of investment within the neighborhood. The design intent

is to accommodate various programmatic uses that may include maker space, an entrepreneurial incubator, a community business resource center, and other complementary uses that will improve education outcomes, economic opportunity, and reduce other disparities for individuals who live within the NNS neighborhood boundaries. The EEC is designed to be forward thinking on wealth creation tools for residents to receive a percentage of the increased Gross Domestic Product (GDP) within the neighborhood.

- The EEC will help establish ways to increase minority entrepreneurs obtaining the necessary educational and managerial skills that will enable them to take advantage of new business opportunities and qualify for financing that will lead to higher levels of business growth.

ADVISORY GROUP MEETINGS

- Join the Critical Community Improvements (CCI) Advisory Group virtually on December 15h @ 5:30-6:30pm
 - Link: <https://zoom.us/j/99240110349>
 - Dial-In: (312) 626-6799; Meeting ID: 992 4011 0349
- USI is currently recruiting advisory group members for the EEC. For more information on attending a virtual monthly advisory group meeting call Myisa Whitlock at 314-246-9318 or Tyler Lehde at 314-425-0720.





Our Business is Building

TAKING APPLICATIONS
TO FILL POSITIONS FOR WORK AT:

**PRESERVATION SQUARE I
CONSTRUCTION PROJECT**

DUE TO COVID WE ARE
NOT ACCEPTING WALK-INS

PLEASE CALL NUMBER BELOW
TO SET UP AN APPOINTMENT

CONTACT
Percy at 314-925-8522

APPOINTMENTS AVAILABLE
8:30AM TO 11:30AM
Monday thru Friday

**Altman-Charter Company is an equal opportunity employer. All applicants will be considered for employment without attention to race, color, religion, sex, sexual orientation, gender identity, national origin, veteran or disability status.*

PRESERVATION SQUARE I
Contract Participation Summary Report

Date: 11/30/2020
 Period Covered: July-Nov. 2020

SITE PREPARATION

Total Project Cost **\$ 4,141,427**

Category	Overall \$ Goals	% Goal	Contracts Awarded	Participation Percentage	Notes
African American	\$ 869,700	21.00%	\$ 468,627	11.32%	
Hispanic	\$ 82,829	2.00%	\$ -	0.00%	
Asian American	\$ 20,707	0.50%	\$ -	0.00%	
Native American	\$ 20,707	0.50%	\$ -	0.00%	
WBE	\$ 455,557	11.00%	\$ -	0.00%	
Total Participation	\$ 1,449,499	35.00%	\$ 468,627	11.32%	

PUBLIC IMPROVEMENTS

Total Project Cost **\$ 1,372,090**

Category	Overall \$ Goals	% Goal	Contracts Awarded	Participation Percentage	Notes
African American	\$ 288,139	21.00%	\$ -	0.00%	
Hispanic	\$ 27,442	2.00%	\$ -	0.00%	
Asian American	\$ 6,860	0.50%	\$ 21,803	1.59%	
Native American	\$ 6,860	0.50%	\$ 197,056	14.36%	
WBE	\$ 150,930	11.00%	\$ -	0.00%	
Total Participation	\$ 480,232	35.00%	\$ 218,859	15.95%	

HOUSING

Total Project Cost **\$ 16,622,821**

Category	Overall \$ Goals	% Goal	Contracts Awarded	Participation Percentage	Notes
African American	\$ 3,490,792	21.00%	\$ 4,665,211	28.07%	
Hispanic	\$ 332,456	2.00%	\$ -	0.00%	
Asian American	\$ 83,114	0.50%	\$ 159,605	0.96%	
Native American	\$ 83,114	0.50%	\$ 233,515	1.40%	
WBE	\$ 1,828,510	11.00%	\$ 2,000,123	12.03%	
Total Participation	\$ 5,817,987	35.00%	\$ 7,058,454	42.46%	

PRESERVATION SQUARE I
Contract Participation Summary Report

Date: 11/30/2020
Period Covered: July-Nov. 2020

**TOTAL
PARTICIPATION**

Total Project Cost **\$ 22,136,338**

Category	Overall \$ Goals	% Goal	Contracts Awarded	Participation Percentage	Notes
African American	\$ 4,648,631	21.00%	\$ 5,133,838	23.19%	
Hispanic	\$ 442,727	2.00%	\$ -	0.00%	We are currently working with a subcontractor who is working through certification. If qualified we will reach .6%
Asian American	\$ 110,682	0.50%	\$ 181,408	0.82%	
Native American	\$ 110,682	0.50%	\$ 430,571	1.95%	
WBE	\$ 2,434,997	11.00%	\$ 2,000,123	9.04%	Written but unsigned contracts will add an additional \$280,000 which will bring participation percentage to 10.3%
Total Participation	\$ 7,747,718	35.00%	\$ 7,745,940	34.99%	

PRESERVATION SQUARE I
Section 3 Business Concern Summary Report

Date: 11/30/2020
 Period Covered: July-Nov. 2020

SITE PREPARATION

Total Project Cost **\$ 4,141,427**

Category	Overall \$ Goals	% Goal	Contracts Awarded	Participation Percentage	Notes
Section 3 Business	\$ 828,285	20.00%	\$ -	0.00%	

PUBLIC IMPROVEMENTS

Total Project Cost **\$ 1,372,090**

Category	Overall \$ Goals	% Goal	Contracts Awarded	Participation Percentage	Notes
Section 3 Business	\$ 274,418	20.00%	\$ -	0.00%	

HOUSING

Total Project Cost **\$ 16,622,821**

Category	Overall \$ Goals	% Goal	Contracts Awarded	Participation Percentage	Notes
Section 3 Business	\$ 3,324,564	20.00%	\$ 1,008,691	6.07%	

TOTAL PARTICIPATION

Total Project Cost **\$ 22,136,338**

Category	Overall \$ Goals	% Goal	Contracts Awarded	Participation Percentage	Notes
Section 3 Business	\$ 4,427,268	20.00%	\$ 1,008,691	4.56%	Painting Contractor, LPI, has potential to increase contract amount by \$185,234.

PRESERVATION SQUARE I
Section 3 Workforce Summary Report

Date: 11/30/2020
 Period Covered: July-Nov. 2020

SITE PREPARATION

% Goal	Total New Hires	Section 3 New Hires	% Section 3 New Hires	Notes
30.00%	1	1	100.00%	

PUBLIC IMPROVEMENTS

% Goal	Total New Hires	Section 3 New Hires	% Section 3 New Hires	Notes
30.00%	0	0	0.00%	No new hires

HOUSING

% Goal	Total New Hires	Section 3 New Hires	% Section 3 New Hires	Notes
30.00%	15	12	80.00%	

TOTAL NEW HIRES

% Goal	Total New Hires	Section 3 New Hires	% Section 3 New Hires	Notes
30.00%	16	13	81.25%	

OTHER DEMOGRAPHICS - ON-SITE EMPLOYEES

Total Employees	83	100.00%
Total Minority Employees	16	19.28%
Total Women Employees	2	2.41%
Total Sect. 3 Employees*	35	42.17%

**New + Existing Employees*