



THE NEAR NORTH SIDE



CHOICE NEIGHBORHOODS UPDATE | OCTOBER 2020

HOUSING UPDATE

PHASE 1 CONSTRUCTION PROGRESS

- Site preparation activities are underway in the Phase 1 area (0.32% complete), and 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 September 2020 Manpower Report details that 40 workers have been on site, of which: 10 (25%) are Minority, 2 (5%) are women, and 11 (28%) are Section 3 self-certified.
- As of September 2020, the combined Housing, Site Prep, and Public Improvements contracts include 13.79% African American-Owned Businesses, 0.82% Asian American-Owned Businesses, 1.95% Native American-Owned Businesses, 9.04% Women-Owned Businesses, and 4.74% Section 3 Businesses. See attached reports for additional details.
- A Job Fair is currently being planned to ensure the community has access to job opportunities at the construction site.
- 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. Drop-ins are currently not allowed due to COVID-19 restrictions.

PHASES 2A & 2B

- Phases 2A and 2B are expected to start construction in Spring 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 October 20th @ 5:30-6:30pm
 - Link: <https://zoom.us/j/91296154029>
 - Dial-In: (312) 626-6799
 - Meeting ID: 912 9615 4029
- The USI sponsored mural project at 13th and Cass is now installed, please stop by and check out the amazing work of C'Babi Bayok.



THE NEAR NORTH SIDE



CHOICE NEIGHBORHOODS UPDATE | OCTOBER 2020

PEOPLE UPDATE

HOUSING STABILITY

- As of September 30th, case management services were provided to 507 residents in 211 households.
- In partnership with Employment Connections, USI has referred 31 families for help with rental assistance under the Cares Act. 8 families have been approved and 4 families are working through payment plans.
- On September 25th, USI partnered with Affinia, Love in Action, United for Children, and Walk N Faith to provide 84 residents with clothes and shoes, household cleaning supplies, personal hygiene products, PPE, school supplies, eggs and bread, and recipes promoting healthy eating. USI spoke to Channel 4 and 5 news about this event.

EDUCATION

- The St. Louis Public Schools (SLPS) Adult Education and Literacy Program's (AEL) objective is to assist persons 17 years of age and older who are not enrolled in school, acquire their High School Equivalency Degree. USI and AEL formalized their partnership in a letter of intent and pending SLPS board approval, 10 referred families will be enrolled and begin programming.
- USI referred one resident to SLPS's Fresh Start Program, which aims to remove barriers to academic success and provide a fresh start to students who are seeking other options to obtaining a high school diploma and gaining success readiness skills.
- USI referred 8 families to United for Children, an organization that guides families and provides knowledge and skills necessary to ensure that children feel safe, engaged, supported, and challenged by qualified and caring adults.
- Subterranean Books donated 85 books for the Distribution Day event on September 25th.
- USI and the YMCA signed an MOU detailing support from the Y, including in-kind services valued at \$28,484.
- The Y also supported the referral of 28 families to tutoring services and youth development opportunities.

HEALTH & WELLNESS

- USI continues to conduct home visits to ensure residents are aware of available supportive services.

- As of September 30th, 197 residents were assessed by USI, 66 of which were referred to Affinia for health insurance. Of the 66 referred, 12 (18%) of are now enrolled.
- USI and Affinia partnered to provide flu shots, insurance, diapers, and informational pamphlets to 84 Preservation Square residents on September 25th.
- USI and Affinia have provided 38 families with 69 packs of diapers (1,725 total diapers).
- USI formed a new partnership with Walk N Faith, a nonprofit organization committed to ending the Opioid Epidemic—USI referred 29 residents for additional information, flyers, diapers, formula, and other basic needs items.

SOCIAL & ECONOMIC MOBILITY

- USI is partnering with Employment Connection (EC) to eliminate job readiness barriers such as transportation, access to technology/the digital divide, and mental health.
- 36 residents have been referred to EC, and 19 residents are enrolled and receiving services. Of those enrolled, 7 completed job training, 2 were permanently hired, and 7 were conditionally hired.
- USI is continuing to provide interview coaching and resume assistance to help residents obtain employment.

POLICY & RESIDENT 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 has postponed all events and large engagement efforts until further notice. We will continue to serve while practicing social distancing with virtual meetings and social engagement events, which will be posted on the updated website and social media platforms.
- USI, Washington University, and the League of Women Voters held a Voter Registration/PPE Distribution Drive on September 19th. 55 residents came out to get registered to vote and to receive fresh food boxes and PPE.



THE NEAR NORTH SIDE



CHOICE NEIGHBORHOODS UPDATE | OCTOBER 2020

NEIGHBORHOOD UPDATE

CRITICAL COMMUNITY IMPROVEMENTS (CCI) HIGHLIGHT: ECONOMIC EMPOWERMENT CENTER

Development of the Economic Empowerment Center (EEC) facility will involve the adaptive reuse of an existing historic industrial building located on North 15th Street, next to Preservation Square, a mixed-income community being redeveloped as part of the CNI Housing Plan. The EEC space will support multiple operating-revenue leases to entities providing job and business training opportunities including a whole floor dedicated to St. Louis University.

The EEC will also support Near North Side neighborhood residents pursuing small business development plans by providing financing, business consulting, and leasable co-working and individual spaces. There will be drop-in childcare for people pursuing employment activities and a retail fitness center, which will provide jobs, childcare and learning opportunities for families interested in improving the quality of their lives. The EEC will also house a commissary kitchen for emerging and expanding food businesses, including food trucks that will be able to use existing truck bays.

The EEC will be partially funded with Choice Neighborhoods funds and thereby has a deadline of September 2023 to be completed and operating.

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.

COMMUNITY ENGAGEMENT (COVID-19 RESPONSE)

Near North Side Fresh Food Box Program (May-Sept 2020)

When the Farms to Families Food Box program became available, USI acted swiftly to secure partnerships to help distribute food boxes to not only the Near North Side but also in Ferguson, Missouri. The food boxes were distributed by Ole Tyme Produce and contained a variety of seasonal items.

The boxes contained various fruits and vegetables such as eggplant, yellow squash, blueberries, zucchini, lettuce, lemons, tomatoes, peaches, corn, strawberries, and green peppers. Through the support of Transfiguration Lutheran

Church, Flance Early Learning Center, Southeast Ferguson Community Association (SEFCA), and Saint Stephen's Episcopal Church, USI provided up to 1,400 boxes of fruit and vegetables each week to individuals experiencing food insecurity.

This time has left many families to wonder where their next meal might come from. With the Farms to Families Food Box program, families did not have to question whether they would have fresh fruit and vegetables each week. To date, USI has distributed 12,852 boxes and 372,708 pounds of fresh produce. Each box at retail would cost about \$30 through this program, providing over \$385,560 in savings to residents in the NNS and other areas within the St. Louis Region.

ADVISORY GROUP MEETINGS

- Join the Critical Community Improvements (CCI) Advisory Group virtually on October 20th @ 5:30-6:30pm
 - Link: <https://zoom.us/j/91296154029>
 - Dial-In: (312) 626-6799; Meeting ID: 912 9615 4029

STAY IN THE LOOP

- For more information on the four elements of the CCI Plan or to attend a virtual monthly advisory group meeting call Myisa Whitlock at 314-246-9318.
- The USI sponsored mural project at 13th and Cass is now installed, please stop by and check out the amazing work of C'Babi Bayok.



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: 9/30/2020
 Period Covered: July-Sept. 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%	\$ 2,583,766	15.54%	
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%	\$ 4,977,009	29.94%	

PRESERVATION SQUARE I
Contract Participation Summary Report

Date: 9/30/2020

Period Covered: July-Sept. 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%	\$ 3,052,393	13.79%	Written but unsigned contracts will add an additional \$1,961,256 which will bring participation percentage to 22.6%
Hispanic	\$ 442,727	2.00%	\$ -	0.00%	Working with a subcontractor who is working through certification. If qualified, 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%	\$ 5,664,495	25.59%	

PRESERVATION SQUARE I
Section 3 Business Concern Summary Report

Date: 9/30/2020
 Period Covered: July-Sept. 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%	\$ 1,049,450	25.34%	

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%	\$ 1,049,450	4.74%	Painting subcontractor is working through Section 3 certification. If qualified it will add an additional 1.3% in Section 3 participation

PRESERVATION SQUARE I
Section 3 Workforce Summary Report

Date: 9/30/2020
Period Covered: July-Sept. 2020

SITE PREPARATION

% Goal	Total New Hires	Section 3 New Hires	% Section 3 New Hires	Notes
30.00%	28	3	10.71%	

PUBLIC IMPROVEMENTS

% Goal	Total New Hires	Section 3 New Hires	% Section 3 New Hires	Notes
30.00%	0	0	#DIV/0!	No hires yet

HOUSING

% Goal	Total New Hires	Section 3 New Hires	% Section 3 New Hires	Notes
30.00%	12	8	66.67%	

TOTAL PARTICIPATION

% Goal	Total New Hires	Section 3 New Hires	% Section 3 New Hires	Notes
30.00%	40	11	27.50%	