

Notice of Funds Available Affordable Housing Trust Fund

The Affordable Housing Commission (“AHC”) of the City of St. Louis hereby notifies interested applicants of the availability of \$4,470,254 million in grant and loan funding from the Affordable Housing Trust Fund (“AHTF”). Housing Trust Fund monies are intended for use in the development of housing and the provision of housing-related services that address the goals of developing and preserving affordable and accessible housing, preventing homelessness and/or providing services for the homeless. Projects funded by the AHTF must benefit persons with incomes at or below 80% of the area median income. The Trust Fund must use 40% of its funds to assist households with incomes at or below 20% of the area median income.

Non-profit agencies and developers may apply for three types of funding: a) service-related grants, b) loans and other subsidies for rental housing production, and c) loans and other subsidies for for-sale housing developments. Separate application forms are available for each type of request. The Affordable Housing Commission does **NOT** make grants or loans to individuals seeking housing or support services.

Priorities for funding for this round include high quality applications that:

- Propose housing, shelter, or housing services for persons and families with incomes at or below 20% of the area median income.
- Provide assistance for initiatives that prevent homelessness for households or individuals earning at or below 80% AMI.
- Provide affordable housing services (grant program) while advancing ten or more objectives outlined in the City’s Sustainability Plan, or create affordable housing units (loan program) while advancing fifteen or more objectives outlined in the City’s Sustainability Plan.
- Develop affordable housing within one half-mile of a: 1) light rail station, or, 2) frequent service bus line (running every 30 minutes).
- Comprehensively retrofit or rehabilitate housing units (for-sale & rental) to a national green building standard (LEED, Enterprise Green, NGBS, etc.), or have an energy audit with a HERS of 85 or less.

Federal Community Development Block Grant coronavirus relief funds may be available for affordable housing proposals which prevent, prepare for or respond to the coronavirus. Applicants should indicate how this objective is met by any proposal, in addition to satisfying the other stated conditions for this Notice of Funds Available.

All rehabilitation projects must adhere to the City’s Lead Safe requirements and receive a Lead Safe Clearance performed by a State Licensed Inspector at the project’s conclusion.

All new construction projects must build to a national green building standard (LEED, Enterprise Green, NGBS, or EnergyStar with a RESNET energy auditor.) The development is not required to receive formal certification. All development projects must complete (as a condition of funding, not required for application): 1) Spire High Efficiency Program Rebate application, and, 2) Ameren Missouri Energy Efficiency Rebate and Incentive application. AHC recommends all construction projects track and benchmark energy use.

All new construction projects must adhere to the Commission’s Universal Design requirements. These requirements may be downloaded from www.affordablehousingcommissionstl.org .

Applications will be available for pickup after 12 noon, Monday, September 14th at Affordable Housing Commission offices, 1520 Market Street, Suite #2080, 63103. Applications may be obtained on the internet at the Affordable Housing Commission’s website, www.affordablehousingcommissionstl.org, September 14, 2020. It is anticipated that allocations relating to applications submitted in this funding round will be made by March 2021.

The deadline for submission is 4:00 p.m., Friday, November 6, 2020. For additional information, please call the Affordable Housing Commission at 657-3880.

###