

AHC New Construction Rental Units are Accessible and Universally Designed

Name	Developer/Owner	Income Level	Address	Management	Description	Ward
Adams Grove Apartments	Adams Grove, L.P.	50 units serve 60% AMI.	4401 Vista, St. Louis, MO 63110	Management Office off-site. ND&S Management Company. 1425 S. 18th Street, St. Louis, MO 63104, Phone: 314-771-5335, Fax: (314) 771-7268, kwilson@ndconsulting.com	New construction of 50 affordable, energy-efficient apartments in a walkable, mixed-use neighborhood. The development features 4 1-bedroom, 16 2-bedroom, 26 3-bedroom, and 4 4-bedroom units within 31 townhomes and two- and four-family buildings. The units are designed in accordance with the principles of universal design; 3 units are ADA compliant. The homes are equipped with modern features and appliances.	17
6 North Apartments	Urban Strategies	4 units serving households earning 50% AMI and 30 units serving households earning 60% AMI.	Location: 6 North, 4055 Laclede Avenue, St. Louis, MO 63108, Phone: 314-533-8061, FAX: 314-533-2061, carolyn.dahm@mccormackbaron.com	Management Office is on-site. 4055 Laclede Avenue, St. Louis, MO 63108. Phone: 314-533-8061, FAX: 314-533-2061, carolyn.dahm@mccormackbaron.com	New construction of a 3-story residential (81 1- and 2-bedroom) mixed-use, mixed-income rental complex. All of the apartments, common spaces, attached coffeehouse, and live/work units are UD compliant and fully usable by disabled and nondisabled persons. Features include: stepless entries, open floor plans, adjustable countertops and shelves, and high-contrast color and surface texture schemes. 35 of the units are dedicated to low-to-moderate-income residents. The first floor apartments are work/live units for commercial and residential use.	17
The Gardens at Renaissance Place, also known as Blumeyer Associates II, General Occupancy	McCormack Baron, Blumeyer Associates II, L.P.	10 units serving households earning 20% AMI and 20 units serving households earning 60% AMI.	Location: 3117 Thomas, St. Louis, MO 63106, Phone: 314-652-8900; FAX: 314-652-8903.	Management Office is on-site. 3117 Thomas, St. Louis, MO 63106. Phone: 314-652-8900; FAX: 314-652-8903.	New construction of a 30-unit affordable, rental housing complex in Midtown. All 30 of the 1- and 2-bedroom units are UD compliant and 9 units are fully accessible. 28 units have 1-bedroom and 2 units have 2-bedrooms. This complex features a computer lab, fitness room, tot lots, and gated, off-street parking.	19
Renaissance Place at Grand, also known as Blumeyer Phase III	Blumeyer Associates III, L.P.	56 affordable units. 9 units serving households earning 20% AMI; 12 units serving households earning 50% AMI; 37 units serving households earning 60% AMI and 38 market-rate units.	Location: 1001 North Compton Avenue, St. Louis, MO 63106. Phone: 314-533-1880; www.renaissanceplaceatgrandapts.com	Management Office is on-site. 1001 North Compton Avenue, St. Louis, MO 63106. Phone: 314-533-1880; www.renaissanceplaceatgrandapts.com	New construction of 94 semi-detached, row houses and garden-style mixed-income rental housing units The 54 1-, 2-, 3-, and 4-bedroom, affordable units serve households earning 20%, 50%, and 60% AMI. All units are accessible and 22 affordable units are UD compliant. The affordable units are a mix of public housing and tax credit units. 14 units are 1-bedroom, 26 units are 2-bedrooms, 2 units are 3-bedroom, 2 units are 4-bedroom, 2 units are 2-bedroom, and 3 units are 3-bedroom. The complex also contains 38 market-rate units. The complex features a computer lab, fitness room, tot lots, and gated, off-street parking.	19

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Renaissance Place at Grand, also known as Blumeyer Phase IV.	McCormack Baron Blumeyer Associates IV, L.P.	10 units serving households earning 20% AMI and 60 units serving households earning 60% AMI.	Location: 1001 North Compton Avenue, St. Louis, MO 63106. Phone: 314-533-1880; www.renaissanceplaceatgrandapts.com.	Management Office is on-site. 1001 North Compton Avenue, St. Louis, MO 63106. Phone: 314-533-1880; www.renaissanceplaceatgrandapts.com.	120 newly constructed semi-detached, townhome, and garden rental units in Midtown. This mixed-income complex features 70 affordable public housing and tax credit units, and 50 market-rate units. 92 units contain no-step entries, 15 units are fully accessible, and all ground floor units meet fair housing design requirements. The complex features a computer lab, fitness room, tot lots, and gated, off-street parking. 26 units are 1-bedroom, 22 units are 2-bedroom, 4 units are 3-bedroom, and 4 units have 4-bedrooms. 26 townhomes have 2-bedrooms, 30 townhomes have 3-bedrooms, 6 townhomes have 4-bedrooms, and two townhomes have 5-bedrooms.	19
Cambridge Heights, also known as Cochran Gardens Hope VI, Phase I	Cochran Redevelopment Partners Phase I, L.P.	4 units serving households earning 20% AMI, 90 units serving households earning 60% AMI, 27 units serving households earning 80% AMI.	Location: 701-705 O'Fallon, St. Louis, MO 63106. Phone: 314-588-9191, FAX: 314-588-9196.	Management Office is on-site. 703 O'Fallon, Saint Louis, MO 63106. Phone: 314-588-9191, FAX: 314-588-9196.	121 newly constructed, mixed-income rental units in the downtown Columbus Square neighborhood. The complex features 1, 2, 3, 4 and 5 bedroom units laid out in a 3-story town-home style complex that includes a community room, a computer room and tot lots. 5 units are fully accessible, ADA-compliant, and UD compliant. The 5-bedroom units meet HUD's Visitability Standard.	5
Cambridge Heights, also known as Cochran Gardens Hope VI, Phase II	Cochran Redevelopment Partners Phase II, L.P.	4 units serving households earning 20% AMI, 68 units serving households earning 60% AMI and 30 units serving households earning 80% AMI.	Location: 703 O'Fallon St. Louis, MO 63106. Phone: 314-588-9191.	Management Office is on-site. 703 O'Fallon, Saint Louis, MO 63106. Phone: 314-588-9191, FAX: 314-588-9196.	102 newly constructed rental units in the Columbus Square neighborhood. The complex is laid out across 20 three-story buildings and feature 1, 2, 3, 4 and 5 bedrooms in a town-home style. The complex also contains a community room, a computer room, tot lots and fencing. 5 units are fully accessible, ADA compliant, and UD compliant. The 5-bedroom units meet HUD's Visitability Standard.	5
Loretta Hall Townhomes	Loretta Hall, L.P.	39 units serve households earning 60% AMI.	18th Street and Carr Street, St. Louis, MO 63106.	Management office is off-site by ND Management, 1425 S. 18 Street, St. Louis, MO 63104, 314-571-7659, Kelly Wilson, kwilson@ndconsulting.com.	39 affordable rental units in the Carr Square neighborhood. The two-story townhomes feature 2- and 3-bedrooms. The property is fenced and parking is gated with security cameras. All 39 units are UD compliant and 9 units are ADA compliant. The complex is partnering w/ the Carr Square Tenant Corp. which provides an adjacent community building with programs, services and support for residents.	5
North Newstead Apartments V	North Newstead Association	31 units serving households earning 60% AMI. 9 units are UD compliant.	Location: 4109-4143 Newstead, 4400-4402 Lee, Kossuth 4401-4411 Kossuth, St. Louis, 63115. Phone: 314-534-5400, Fax: 314-534-5404.	Management Office is off-site. CAMCO, 2754 Bacon, St. Louis, MO 63106. Phone: 314-534-5400 FAX: 314-534-5404, TTY: 711.	New construction of a 31-unit, affordable rental facility. The 5 building complex features 2-bedroom, 1 1/2 bath units and 3-bedroom, 2-bath townhomes. 9 affordable units are UD compliant, of which 2 units are fully ADA-compliant. The complex is located in the O'Fallon and Penrose neighborhood.	21

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Name	Developer/Owner	Income Level	Address	Management	Description	Ward
North Sarah Apartments, Phase I	North Sarah I, L.P.	73 affordable units. 10 units serving households earning 20% AMI; 3 units serving households earning 50% AMI; 60 units serving households earning 60% AMI and 47 market-rate units. 10 units are UD compliant.	1024 North Sarah, St. Louis, MO, 63113.	Management Office is on-site. 1024 North Sarah Street, St. Louis, MO 63113. Phone: 314-652-2770; FAX 314-534-2427. NorthSarah@McCormackBaron.com.	New construction of 120 townhome and garden-style mixed-income rental units in the North Central District. The 2 and 3 story buildings feature 73 affordable 1-, 2-, and 3-bedroom, energy-efficient apartments. The units are wired for the Internet, cable and satellite and include washers and dryers, off-street parking, alarm systems, a community building, fitness center, computer stations and meeting rooms. Ten (10) units are UD compliant. The complex also contains 47 market rate units including eleven live-work units.	18 & 19
North Sarah Apartments, Phase II	North Sarah II, L.P.	5 units serve households earning 20% AMI, 16 units serve households earning 50% AMI, and 49 units serve households earning 60% AMI. 33 units are market-rate.	1024 North Sarah, St. Louis, MO, 63113.	Management Office is on-site. 1024 North Sarah Street, St. Louis, MO 63113. Phone: 314-652-2770; FAX 314-534-2427. cierra.evans@mccormackbaron.com, www.northsarahapts.com.	New construction of 103 1-, 2-, and 3-bedroom townhome and garden-style, mixed-income apartments. The energy-efficient units are built with sustainable features to keep utility bills low. Units are wired for the Internet, cable and satellite, and include modern amenities, washers and dryers. The units feature off-street parking, alarm systems, tot lots, a community building with a fitness center, computer stations and meeting rooms. The complex provides supportive services targeted towards families with children. 8 units are fully accessible and 24 units are UD compliant.	18
North Sarah Apartments, Phase III	North Sarah III, L.P.	4 units serve 20% AMI, 11 units serve 50% AMI, 31 units serve 60% AMI, and 31 market-rate units.	1024 North Sarah, St. Louis, MO, 63113.	Management Office is on-site. 1024 North Sarah Street, St. Louis, MO 63113. Phone: 314-652-2770; FAX 314-534-2427. northsarahapts.com.	New construction of 77 garden and townhome style, 1-, 2- and 3-bedroom energy-efficient apartments in the 18th ward. The 2 and 3 story buildings are wired for the Internet, cable and satellite. Units include washers and dryers, off-street, gated parking, alarm systems, a community building, fitness center, computer stations and meeting rooms. Tenants will receive educational, employment, recreational, and financial support to help them become self-sufficient. 10 units are UD compliant and 6 units are ADA compliant.	18
Village at Delmar Place Apartments	Village at Delmar Place I, L.P.	2 units serve households earning 50% AMI, 38 serve households earning 60% AMI.	5501-5551 Enright and 55xx block of Clemons, St. Louis, MO 63112 (Cabanne to the north, Delmar to the south, Belt to the east and Clara to the west.)	Fox Grove Management on-site. 789 Belt, St. Louis, MO 63112, St. Louis, MO, Phone: 314-833-4646, FAX: 314-833-4990. Stan Presson, stan.presson@fox-grove.com.	This mixed-income redevelopment features 40 newly constructed, energy-efficient, affordable rental units in the City's West End. There are 16 2-bedroom apartments and 24 3- and 4-bedroom townhomes. Each unit is equipped with a range, refrigerator, microwave/exhaust, hood, dishwasher, secure parking, and a washer and dryer. The complex features a community building with a meeting room, computer lab, kitchenette, and rest rooms. 12 units are UD compliant.	26

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Name	Developer/Owner	Income Level	Address	Management	Description	Ward
Special Needs: Senior Housing serves seniors age 55 and older.						
Kossuth Elderly Apartments dba Latter Glory Manor	Kossuth Elderly Apartments, Inc.	38 units serving households earning 50% AMI.	Location: Kossuth Apartments, 3800 North Newstead, St. Louis, MO 63115. Phone: 314-531-1345, FAX: 314-652-6128.	Management Office is on-site. 3800 North Newstead, St. Louis, MO 63115. Phone: 314-531-1345, FAX: 314-652-6128, Augusta Smith is the manager.	New construction of a 38-unit low-income elderly (62 years), supportive apartment facility. This three story building is served by an elevator. All 38 units are UD compliant.	21
Sullivan Place Apartments, formerly 5th Ward Elderly East	Pyramid Construction	91 units serving households earning 60% AMI.	Location: Sullivan Place, 3015 N 23rd Street, St Louis, MO 63107. Phone: 314-932-5006, FAX: 314-932-5009, SPEast@CohenEsrey.com.	Management Office is on-site. 3015 N 23rd Street, St Louis, MO 63107, Phone: 314-932-5006, FAX: 314-932-5009, SPEast@CohenEsrey.com.	New construction of a 3-story, 91-unit, independent senior living facility for residents 55 and older. The complex features two wings. Each wing is served by an elevator. Each of the 91 units in the East Wing is affordable, 'adaptable,' and UD compliant for people with disabilities. 6 units are fully accessible. 81 are dedicated to residents earning 50-60% AMI, and 10 are reserved for residents earning 20% AMI. There is common space for residents to socialize, a fitness center, and transportation services. The building also contains sustainable features to reduce energy costs. Some units on the ground floor have an optional patio at the rear.	5
Senior Living at Renaissance Place, also known as Blumeyer Phase 2-A Elderly	McCormack Baron Blumeyer Elderly, L.P.	20 units serving households earning 20% AMI.	Location: 3217 MLK Drive, St. Louis, MO 63106. 314-652-8900. www.srlivingatrenaissanceplaceapts.com.	Management Office is on-site. 3218 MLK Drive, St. Louis, MO 63106. 314-652-8900. www.srlivingatrenaissanceplaceapts.com.	New construction of a 110 unit affordable, elderly housing facility in Midtown. The complex features 104 1-bedroom units, and six 2-bedroom units. All units are affordable and accessible. 20 units serve households earning 20% AMI and are UD compliant. The complex is a mix of 75 public housing units, 30 Section 8 units, and 5 tax credit units. Additional sight and sound features will be installed on an as-needed basis.	19
PT Bosley Senior Estates	Third Ward Volunteers of America Elderly Housing	51 units serving households earning 50% AMI.	Location: 4301 Warne Avenue, St. Louis, MO 63101. Phone: 314-534-4700, Fax: 314-534-4701.	Management Office is on-site. 4301 Warne Avenue, St. Louis, MO 63101. Phone: 314-534-4700, Fax: 314-534-4701, tbradford@voail.org	New construction of a 52-unit, 3-story affordable, senior (62 years) rental complex with on-site personnel and security in Old North St. Louis. The 51 1-bedroom and one 2-bedroom apartments are accessible and UD compliant. Rent is income-based, all utilities are paid, and the facility participates in meals on wheels and a food pantry. The building is equipped with an elevator, a community room, common areas, and a laundry room on each floor, enabling residents to enjoy an independent lifestyle.	3

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Grand South Senior Apartments	Grand South Senior, L.P.	77 units serving households earning 60% AMI and 10 units serving households earning 50% AMI.	Location: Grand South Senior Ltd., 3530 Winnebago Street, St. Louis, MO 63118-3564, Phone: 314-776-2368, FAX: 314-776-2370, email: grandsouth@dominiuminc.com	Management Office is on-site. 3530 Winnebago Street, Saint Louis, MO 63118-3564, Phone: 314-776-2368, FAX: 314-776-2370, email: grandsouth@dominiuminc.com.	87 newly constructed affordable rental units for seniors (55 years old or older) in an urban environment. The complex features 78 1-bedroom units and 9 2-bedroom units; all are accessible and UD compliant. Two elevators serve this 3-story building. Each floor includes laundry and sitting rooms. The 2nd and 3rd floors are designed with large bay windows in the common area. The complex offers a fitness center, computer room with Internet access, and a multi-purpose room for socialization and special events.	15
Special Needs Dual Diagnosis: Serves residents suffering from co-occurring disorders (COD), such as mental illness/HIV/or substance abuse problems.						
CJ's Place/Sullivan Street Apartments	Places for People	17 units serving households earning 20% AMI, and 1 unit serving a household earning 80% AMI.	Location: 1939 Sullivan Avenue, St. Louis, MO 63107. Phone: 314-621-8488, FAX: 314-621-8389.	Management Office: Intake/eligibility, etc. off-site: 314-535-5600, FAX: 314-535-6037.	New construction of an 18-unit rental complex housing people with a dual diagnosis of mental illness and substance abuse in the 1900 block of Sullivan Avenue in Old North St. Louis. All 18 units are UD compliant.	5
Partridge Place Apartments	Interfaith Residence d/b/a Doorways	18 units serving households earning 20% AMI.	Location: 5827 Harney Avenue, St. Louis, MO 63120-2409.	Management Office is off-site. Interfaith Residence Management, 4385 Maryland Avenue, St. Louis, MO 63108-2719. Phone: 314-535-1919, Fax: 314-535-0909.	New construction of an 18-unit, affordable, accessible, housing facility serving residents with HIV/AIDS. The complex features 14 1-bedroom units and 4 2-bedroom units. All units are UD compliant.	27
Special Needs: Serves single female head of household with a developmental disability.						
Horizon North Apartments	Horizon North Housing, Incorporated; St. Louis Office for Developmental Disability Resources	10 units serving households earning 20% AMI.	Location: 5046 Page Boulevard, St. Louis, MO 63113, Phone: 314-421-0090.	Administrative Office is off-site: Intake/eligibility, etc.: Tri County Dept. Mental Health: Phone: 314-244-8800.	New construction of 10 affordable and UD compliant housing units for households in which the single female head-of-household has a developmental disability and earns 20% of the Area Median Income. Units feature 2, 3- and 4-bedrooms.	18
Special Needs: Serves chronically mentally ill and/or homeless residents.						
Rosati House Apartments	St. Patrick Center	26 UD units serving households earning 20% AMI.	Location: Rosati House Apartments, 4220 North Grand Blvd, St. Louis, MO 63107, Phone: 314-534-6624, FAX: 314-535-4394.	Management Office is on-site. 4220 North Grand Blvd, St. Louis, MO 63107. Phone: 314-534-6624, FAX: 314-535-4394.	New construction of an independent living facility for 26 chronic mentally ill, homeless clients. All 26 units are affordable, accessible and UD compliant.	3
Nathaniel Rivers Place Apartments	Nathaniel Rivers Place, L.P.	32 @ 60% AMI	1355 and 1372-1386 Granville Place	Management Office off-site. ND&S Management Company, 1425 South 18th Street, Phone: 314-571-7646, mduffe@ndconsulting.com.	New construction of 32 supportive housing units serving profoundly disabled residents. 1, 2, & 3-bedroom units are energy efficient and strategically located near major bus routes (94 and 32), healthcare, recreation, and full service groceries. The unit mix is designed to accommodate singles, families & multi-generational households. Two units are ADA compliant and 24 units are UD compliant.	22

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2020 Income Guidelines City of St. Louis Income Limits for Applicable Programs

Family Size	1	2	3	4	5	6	7	8
20%	\$11,606	\$13,264	\$14,922	\$16,580	\$17,906	\$19,233	\$20,559	\$21,899
30%	\$17,400	\$19,900	\$22,400	\$26,200	\$30,680	\$35,160	\$39,640	\$44,120
40%	\$23,212	\$26,528	\$29,844	\$33,160	\$35,813	\$38,466	\$41,118	\$43,798
50%	\$29,050	\$33,200	\$37,350	\$41,450	\$44,800	\$48,100	\$51,400	\$54,750
60%	\$34,818	\$39,792	\$44,766	\$49,740	\$53,719	\$57,698	\$61,678	\$65,659
70%	\$40,621	\$46,424	\$52,227	\$58,030	\$62,672	\$67,315	\$71,957	\$76,646
80%	\$46,450	\$53,050	\$59,700	\$66,300	\$71,650	\$79,950	\$82,250	\$87,550

St. Louis Area (MO-IL) Median Family Income (AMI) for year 2020 is \$82,900.

Source: HUD April 2020, Effective April 2020.

Definitions:

ADA compliant - The design and construction of the housing units and facilities complies to the full extent of the Americans with Disabilities Act and provides maximum accessibility.

Adaptable - Adaptable units are designed to be readily adjusted in a short time by unskilled labor without involving structural or finished material changes.

AMI (Area Median Income) - All units receiving Affordable Housing Commission funding must serve low to moderate income residents. These are defined as households earning $\leq 80\%$ AMI. Please refer to the income chart above. AHC-assisted units must not consume more than 30% of the household's income.

Chronic Mentally Ill - A condition of a major affective disorder, based on a diagnosis from a licensed mental health professional, with at least one documented hospitalization for the condition within the last 2 years impairing areas of work, family relations, thinking, or mood.

Development Disability - Lifelong disabilities attributable to mental or physical impairments, manifested prior to age 22.

Dual Diagnosis/Co-occurring Disorders - The simultaneous presence of two mental health related conditions—e.g., a developmental and a mental disorder, learning disability and substance abuse, depression and substance abuse, etc.

Senior Housing – Housing restricted to serving residents age 55 and older. Please note, some senior housing requires residents to be 62 years old or older.

Universal Design - Housing that is universally designed (UD) includes design modifications and ease-of-use products, technologies and innovations to make the home accessible. UD incorporates a wide range of intuitive features that require low physical effort thereby allowing the housing to be used optimally by the greatest number of people (young and old, short and tall, with and without physical limitations) and to improve the quality of life.

Visitability Standard - An approach to designing homes to be affordable and minimally accessible by meeting three conditions:

- One zero-step entrance at the front, side or rear of the home;
- 32" wide clearances at doorways and hallways with at least 36 inches of clear width;
- At least an accessible half bath on the main floor.

All information contained in this document is assumed to be true, correct, and reliable. The Affordable Housing Commission accepts no liability for the consequences of any actions taken on the basis of the information provided.