

### Affordable, Renovated Rental Units

Name	Developer	Units	Address	Management	Description	Ward
<b>Alanson Apartments</b>	<b>Alanson Building, L.P.</b>	8 units serve households earning 60% AMI.	5888-98 Delmar Boulevard, St. Louis, MO 63112. Phone: 314-436-2787, FAX: 314-241-5484.	Management Office is off-site. Phone: 314-436-2787, FAX: 314-241-5484, Manager: Paula Scroggins, pscrogins@charretteccommunities.org.	Historic rehabilitation of an 8-unit, walk-up rental housing complex. Features 8 affordable, energy-efficient, 2-bedroom, 2-bath units on the 2nd and 3rd floor. Each unit comes with a washer & dryer, and fenced parking. The mixed-use building includes four commercial units on the first floor.	26
<b>C.O.N.E.C.T.</b>	<b>St. Louis Public Development Corp 1</b>	32 units serve households earning 50-60% AMI.	Scattered sites in Old North St. Louis, MO 63106	North Marketplace Units: Management Office is on-site. Kohner Properties, Inc. 2323 North 14th Street, MO 63106. Phone: 314-588-7267, Fax: 314-588-7565. crownquare@kohner.com.	Historic rehabilitation of 32 1-, 2- and 3-bedroom, affordable rental units in Old North St. Louis. Units are arranged within townhouses, studios, lofts, and a mix of 2 and 4-family buildings. Units feature modern amenities, laundry hookups, 10' ceilings, floor to ceiling windows, newer finishes, newer appliances and off-street parking. Management office features a community room for meetings and tenant rental.	5
<b>Cornerstone Rehab</b>	<b>Cornerstone Corporation</b>	Single unit serves a household earning 80% AMI.	6032 Etzel, Apartment B, St. Louis, MO 63112. Phone: 314-726-2273. FAX: 314-726-2273. cstone_stl@yahoo.com.	Management Office is on-site. 6030 Etzel, Apt. A. St. Louis, MO 63112. Cornerstone Corporation, 314-726-2273, FAX: 314-723-2273, cstone_stl@yahoo.com.	1 rehabilitated, affordable, rental housing unit on the first floor of a 4-family rental complex. This 1-bedroom unit features a large front room, a shared back yard with a partial fence, central heat and air. Parking is on the street.	26
<b>Crown Square LIHTC Apartments</b>	<b>North Market Place Develpoment L.L.C., also known as the 14th Street Mall</b>	9 units serve households earning 50% AMI, 33 units serve households earning 60% AMI, 38 market-rate units and commercial space.	Warren, St. Louis Avenue, Montgomery, Blair and North 14th Street in Old North St. Louis, 63106 and 63107.	Management Office is off-site Kohner Properties, Inc., 1034 S. Brentwood, Suite 1300, St. Louis, MO 63117. Phone: 314-588-7267, Fax: 314-588-7565. crownquare@kohner.com.	Historic rehabilitation of Old North St. Louis' town square into a neighborhood commercial center. This mixed-income, mixed-use redevelopment features 42 affordable rental housing units in an assortment of studio apartments and 1-, 2- and 3-bedroom units. The first and second floor affordable units are located adjacent to the 14th Street Mall on side streets in 2- and 4-family flats, garden and loft units. Units feature all electric appliances, modern amenities washer & dryer hookups and a mix of off-street parking and parking lots. The larger redevelopment comprises a revitalized mall lined with commercial storefronts (live/work spaces, retail, and restaurant space) and 38 market-rate rental housing units (located above the commercial units). The Crown Square redevelopment also features a community room for meetings and tenant rental.	5
<b>Cupples</b>	<b>Cupples Residential 1 L.L.C.</b>	5 units serve households earning 50% AMI and 126 units serve households earning 80% AMI.	Location: 1023 Spruce, St. Louis, MO 63101, Phone: 314-241-1225, FAX: 314-241-2252.	Management Office is on-site: Phone: 314-241-1225, FAX: 314-241-2252, Michael Masterson, manager. info@cupplesapartments.com.	131 affordable, rehabilitated, 1- and 2-bedroom loft rental units in a converted downtown warehouse. 2 elevators serve the building. Most units are stepless and adaptable, and 2 units are fully accessible. Each unit comes with bay windows and a washer & dryer. The complex features a fitness center, community room and gated, on-site parking,	7
<b>Dick Gregory Place Apartments</b>	<b>Dick Gregory Associates L.P.</b>	38 AHC-assisted units in a development of 40 affordable units serving households earning 60% AMI.	1500-1900 Dick Gregory Place, Dr. MLK and 4600 Block Aldine (new construction units).	Management Office is off-site. Fox Grove Management, Stan Presson, Director of Property Management, 2758 Russell, St. Louis, MO 63104, Phone: 314-664-8200 Ext. 5, Fax: 314-664-1901, stan.presson@fox-grove.com.	36 affordable, 1-, 2- and 3-bedroom rental units restored in historic buildings in the Ville neighborhood. The project also includes four (two AHC-funded), affordable, new construction universally, designed townhomes. Two of the new construction units (downstairs) are UD compliant and fully accessible. All units (new and rehabilitated) feature spacious floor plans and energy-efficient windows, central air/heat and all electric Energy Star appliances. Kitchens include dishwashers & garbage disposals. Some units have washers & dryers; all others have washer & dryer hookups. Most units feature decks and enclosed yards. All units come with one off-street parking space per unit	4

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Name	Developer	Units	Address	Management	Description	Ward
<b>Etzel Place Apartments</b>	<b>Etzel Place I, L.P.</b>	63 units serve households earning 60% AMI, plus 112 affordable, but non-AHC assisted units.	5888 Plymouth and 1200 and 1221-33 Belt, 5500-12, 5516-28, 5800, 5804-12, 5816-24, 5821-29, 5833-41, 5845-53 Etzel, 1100 and 1120-32 Goodfellow, St. Louis, MO 63112.	The management office is on-site, 5888 Plymouth Street, St. Louis, MO 63112, Phone: 314-361-0837, FAX: 314-361-2425, etzelmanagement@sbcglobal.net.	63 affordable 2-and 3-bedroom rehabilitated rental apartments (originally built in 1989) in the West End. The 63 apartments are laid out among 9 3-story buildings. They feature modern amenities, parking, and a community building with a computer lab. The entire complex features 175 affordable 2-, 3- and 4-bedroom units. Etzel Place Apartments is near a park, shopping, 3 bus routes, and the Wellston Metrolink station.	26
<b>Fox Manor Apartments</b>	<b>Southtowne Apartments Associates, L.P.</b>	4 units serve households earning 50% AMI and 46 units serve households earning 60% AMI.	4725 South Spring, St. Louis, MO 63116.	Management is on-site M, W, F. 4725 South Spring, St. Louis, MO 63116, Phone: 314-832-2728; FAX: 314-832-2739, ashleyr@cfvatterott.com.	This complex includes 51 affordable 1-, 2-, and 3-bedroom rental units near St. Mary's High School in South City. 40 units were rehabilitated in 2012. The units were updated with new floor plans, modern amenities and new appliances. The complex features secure off-street parking, video surveillance and security doors. 11 new construction units were also built in 2012. 3 units are fully accessible and 5 units are UD compliant. The new construction units feature laundry hookups, the accessible units contain washers and dryers, and the rehabilitated units have laundry facilities in each building. Public transportation is 3 blocks away.	25
<b>Globe Apartments</b>	<b>TLG Southside Station L.L.C.</b>	1 unit serves households earning 40-50% AMI, 24 units serve households earning 50 - 60% AMI, & 14 units serve households earning 60% AMI. In 15 years all 39 units will serve households earning ≤60% AMI.	3558 South Grand Blvd., St. Louis, MO 63118.	Management office is on-site. 3558 S. Grand, St. Louis, MO 63118. Phone: 314-771-5009; FAX: 314-771-5077. Liz@cam-co.com.	Historic rehabilitation of 39 affordable units at the corner of South Grand and Gravois Avenue. The two historic, two and three-story structures feature 14 studio apartments with 1 bath and 25 1-bedroom, 1-bath units. Units feature off street parking, card key access control, video surveillance, and on-site laundry. 2 fully ADA apartments have laundry facilities, 3 units are Adaptable. The Globe Apartments is located near public transportation with high frequency service.	20
<b>Irving School Apartments</b>	<b>Irving School Tenant, L.P.</b>	2 units serve households earning 20% AMI, 2 units serve households earning 60% AMI, and 2 units serve households earning 80% AMI. An additional 54 (non AHC-assisted) units serve households earning 60% AMI.	Location: 2150 and 2165 Salisbury Street and 3800 N. 23rd Street, St. Louis, MO 63107. Phone: 314-241-1100, FAX: 314-241-1173.	Management Office is across the street at 2301 Salisbury Street, St. Louis, MO 63107. Phone: 314-241-1100, FAX: 314-241-1173. ND@Management.	7 rehabilitated, affordable rental units in historically significant structures in the Hyde Park neighborhood. One structure contains 3 3-bedroom apartments, one structure is a 3-bedroom, accessible rental home, and the third structure contains 2 3-bedroom units. The larger Irving School development includes an additional 54 affordable (but not AHC-assisted) rental units within a rehabilitated school and at scattered sites. 3 units in the rehabilitated Irving School (2 2-bedroom units and 1 1-bedroom unit) are fully accessible. The 54 affordable units serve households earning 60% AMI and also includes 7 new construction single-family rental homes.	3
<b>Leather Trade Artist Lofts</b>	<b>St. Louis Leased Housing Associates III, L.P.</b>	7 AHC-assisted units serving households earning 50% AMI and 79 AHC-assisted units serve households earning 60% AMI.	1600 Locust Avenue, St. Louis, MO 63103, just off of the Washington Warehouse district.	Management Office is on-site. 1600 Locust Avenue, St. Louis, MO 63103, LTrades@dominiuminc.com, 314-436-6760, jnolan@dominiuminc.com, Leathertradesartistlofts.com.	Historic rehabilitation of the Leather Trade Artist Lofts features 86 affordable 1- and 2-bedroom units designed and marketed for cultural workers and artists. Pet friendly complex features 10' ceilings and 42" maple cabinetry, full-size washers & dryers, free indoor parking, eco-conscious heat systems, lighting & water flow, walk-in closets. Artist amenities include display space and studios for: painting/drawing, clay, dance and audio/media/sound. Complex also features a community room with a full kitchen and fireplace, picture rails, and large windows. Five 1-and 2-bedroom units are fully accessible. All other units are stepless and feature an accessible route into the bathrooms, kitchens and bedrooms. Two elevators serve the complex.	6

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<b>Name</b>	<b>Developer</b>	<b>Units</b>	<b>Address</b>	<b>Management</b>	<b>Description</b>	<b>Ward</b>
<b>MACH I, LP</b>	<b>MACH I Apartments</b>	27 AHC-assisted units serving households earning 60% AMI.	5500 Natural Bridge Avenue, St. Louis, MO 63120.	Management Office is on-site. 5500 Natural Bridge Avenue., St. Louis, MO 63120. Phone: 314-389-3363; FAX: 314-389-3802, shaywayne@aol.com.	27 affordable rental housing units featuring nine 1-bedroom and 18 2-bedroom units serving residents earning 60% AMI. The complex features off-street parking, a community room and laundry with free washers and dryers for the tenants. Two units meet HUD's visitability standard.	22
<b>Majestic Stove Lofts</b>	<b>Majestic Stove Lofts, L.P.</b>	25 units serve households earning 50% AMI, 25 units serve households earning 60% AMI. The complex also contains 70 market-rate units.	Location: 2017 Washington Levitt, 2017 Washington (South), 2020 Delmar (North), St. Louis, MO 63103. Phone: 314-225-8007, FAX: 314.621.4384, jimp@rwoodrealty.com.	Management Office is on-site. 2020 Delmar, St. Louis, MO 63103. Phone: 314-621-4050, FAX: 314.621.4384. Site Manager is Jim Perabo, jimp@rwoodrealty.com.	Historic rehabilitation of a 120 mixed-income loft rental units in the City's downtown. The complex contains 50 affordable 1- and 2-bedroom units. Majestic Stove Lofts is arranged within 3 former industrial buildings; each is served by an elevator. 2 of the complex's 5 fully-accessible units are dedicated to low and moderate income households. Features include: a business center, free Wi-Fi, 24-hour fitness center, outdoor garden/picnic area, modern appliances, washers and dryers in the units, a laundry room, and secure, assigned parking (for a fee). 25 units for 50% AMI have 1-bedroom, 23 units for 60% AMI have 1-bedroom, and 2 units for 60% AMI have 2 bedrooms.	6
<b>Park East Apartments, also known as CONECT-- St. Louis, L.P.</b>	<b>C.O.N.E.C.T.</b>	27 units serve households earning 50-60% AMI.	Scattered sites in the Grove, St. Louis, MO 63110	Grove rental units: Management Office is on-site. Kohner Properties, Inc., Grove Neighborhood. 4471 Arco, St. Louis, 63110. Phone: 314-533-2289, Fax: 314-533-6051. parkeast@kohner.com	Historic rehabilitation of 27 1-, 2- and 3-bedroom, affordable rental units, plus a 4-bedroom house in St. Louis' up and coming Grove neighborhood. Units are garden-style and feature 9' ceilings. Many units have laundry hookups. Parking is on and off-street, depending on the location.	17

### Affordable, Renovated Rental Units

Name	Developer	Units	Address	Management	Description	Ward
Special Needs: Units serve homeless youth age 16-21. Life skills training, GED and employment program are offered.						
<b>Covenant House</b>	<b>Covenant House</b>	36 AHC-assisted units	2727 N. Kingshighway St.	Management Office is on-site. 2727	36 rehabilitated emergency shelter units serving youth ages 16-21. No rent is collected from tenants. Dual occupancy units are available on a first-come first-serve basis. All 36 units are accessible. Two units are fully accessible. The facility features separate gender floors. Residents are offered Life skills training, GED, and an employment program. Short-term housing is 30-45 days. Long-term housing is for two years.	1
<b>Missouri Center for Youth</b>	<b>Missouri Center for Youth</b>	16-21. 32 units serving residents earning 20% AMI and 4 units serving residents earning 30% AMI	Louis, MO 63113. Phone: 314-533-2241, Fax: 314-454-0005.	N. Kingshighway St. Louis, MO 63113. Phone: 314-533-2241, Fax: 314-454-0005.		
Special Needs: Units serve households in which at least one member is being treated for a mental/behavioral disorder.						
<b>Amanda Luckett</b>	<b>Laclede Apartments</b>	4 AHC-assisted units. 2 units serve households earning 20% AMI and 2 units serve households earning 60% AMI.	4201-4203 Laclede Avenue, St. Louis, MO 63108.	Management Office is off-site. 1504 S. Grand, St. Louis, MO 63104. Phone: 314-531-1770.	Rehabilitation of 4 affordable rental housing units serving households in which at least one member is being treated for a mental/behavioral disorder. The 2-bedroom, 1-bath units are housed in a 4-family flat in the Central West End and feature EnergyStar appliances.	17
<b>Murphy Hopewell Center</b>						
Special Needs: Units serve chronically homeless men and women suffering from mental illness, substance abuse or other disabilities.						
<b>Garfield Commons</b>	<b>Garfield Place Partners, L.P.</b>	25 units serve households earning 20% - 50% AMI.	2612 Wyoming Street, St. Louis, MO 63118	Management office is on-site, Peter & Paul Community Services, Inc., 2612 Wyoming St., St. Louis, MO 63118. Phone: 314-588-7111, FAX: 314-621-9875, apearson@ppcsinc.org	Historic rehabilitation of Garfield School into 25 single bedroom apartments for chronically homeless men and women with mental illness. Residents are provided state of the art care and help building life skills. Units are UD compliant and include sustainable features to keep bills low. The complex is located near public transportation and includes laundry facilities, treatment rooms, community resources, and PPCS' Administrative and development office.	9
<b>3010 Apartments, L.P.</b>	<b>Salvation Army</b>	14 @ 20%, 44 @ 60% AMI.	3010 Washington, St. Louis, MO 63103	Management office is on-site, 3010 Olive, St. Louis, MO 63103, Phone: 314-833-4040, FAX: 314-833-3966, Stephanie.beeks@McCormackBaron.com	Rehabilitation of 58 permanent, supportive, affordable rental housing units in Midtown. All units feature 1-bedroom and 1-bathroom, and are equipped with a kitchen, refrigerator, oven/range and microwave. The building features energy-saving appliances, and an elevator allowing access to all floors. 58 units are UD compliant and 3 units are fully ADA compliant. The complex is equipped to help people suffering from mental illness, substance abuse, and other disabilities. Resources and support services are focused on helping transition residents from a life of chronic homelessness.	19

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### 2015 Income Guidelines Affordable Housing Commission

Family Size	1	2	3	4	5	6	7	8	9
<b>20%</b>	\$9,394	\$10,736	\$12,078	\$13,420	\$14,494	\$15,567	\$16,641	\$17,714	\$18,788
<b>30%</b>	\$14,150	\$16,150	\$18,150	\$20,150	\$21,800	\$23,400	\$25,000	\$26,600	\$28,210
<b>40%</b>	\$18,788	\$21,472	\$24,156	\$26,840	\$28,987	\$31,134	\$33,282	\$35,429	\$37,576
<b>50%</b>	\$23,500	\$26,850	\$30,200	\$33,550	\$36,250	\$38,950	\$41,650	\$44,300	\$46,970
<b>60%</b>	\$28,200	\$32,220	\$36,240	\$40,260	\$43,500	\$46,740	\$49,980	\$53,160	\$56,364
<b>70%</b>	\$32,879	\$37,576	\$42,273	\$46,970	\$50,728	\$54,485	\$58,243	\$62,000	\$65,758
<b>80%</b>	\$37,600	\$43,000	\$48,350	\$53,700	\$58,000	\$62,300	\$66,600	\$70,900	\$75,180

St. Louis Area (MO-IL) Median Family Income (AMI) for 2014 is \$67,100.  
Source: HUD 12/18/2013, Effective: 12/18/2013

**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 ≤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.