

City of St. Louis  
Community Development Administration  
1520 Market Street, Suite 2000  
St. Louis, MO 63103

**NOTICE OF FUNDING AVAILABILITY (NOFA)**  
**Fall 2015– Workshop**

## NOFA WEBPAGE

<https://www.stlouis-mo.gov/government/departments/community-development/residential-development/resources/NOFA.cfm>

### Summary and Overview

The City of St. Louis receives an annual allocation of Community Development Block Grant funds (CDBG) and HOME Investment Partnership funds (HOME) and was previously awarded Neighborhood Stabilization Program funds (NSP) from the U.S. Department of Housing and Urban Development (HUD). The Community Development Administration (CDA) administers these programs for the City in an effort to:

- Stabilize its neighborhoods
- Redevelop abandoned and foreclosed homes
- Restore and preserve its historic buildings
- Expand homeownership opportunities for low- and moderate-income households
- Increase the supply of quality and affordable rental housing
- Help to improve the capacity of certified Community Housing Development Organizations (CHDOs) and Community-Based Development Organizations (CBDOs)

CDA intends to award up to **\$2,000,000** in development assistance this funding round:

- \$1,000,000 Community Development Block Grant (CDBG)
- \$1,000,000 HOME Investment partnership (HOME)

Applications for residential development funding will be considered for:

- Development Gap Subsidy
  - the difference between a completed project's appraised value and the total development cost necessary to conduct that project
- Bridge Loan Financing
  - construction period financing secured by a future permanent financing source, such as proceeds from the sale of tax credit awards
- Homebuyer Affordability Assistance
  - down-payment assistance, mortgage buy-down recorded as a forgivable loan

Applications for funding will be prioritized based upon the property ownership and upon MVA market type of the project location and/or site area. Only applications for the development of properties with a proposed residential use will be considered for funding this NOFA period.

- CDA-assisted properties specifically identified in the RFP section of the NOFA
  - MVA Market Types D, E, F, and G
  - MVA Market Types A, B, C, H, and I
- LRA-owned properties not otherwise identified as part of the NOFA
  - MVA Market Types D, E, F, and G
  - MVA Market Types A, B, C, H, and I
- Privately-owned or privately-acquired properties
  - MVA Market Types D, E, F, and G
  - MVA Market Types A, B, C, H, and I

The following properties included in the aforementioned RFP section of this NOFA have time-sensitive deadlines and are therefore included here as specific CDA priorities:

8706 Annetta St	5201-03 Ashland Ave	3734 S Broadway
3748-50 S Broadway	5079 Cates Ave	3420 Cherokee St
8532 Church Rd	5024 Dewey Ave	5923 Emma Ave
5727 Era Ave	6020 Garesche Ave	5532 Gilmore Ave
1313 Gimblin	5722 Goodfellow Blvd	5010 Grace Ave
3828 Iowa Ave	1959 Lynch St	3305-07 Meramec St
3022 Miami St	3434 Michigan Ave	3435 Minnesota Ave
4100 Minnesota Ave	4123 Minnesota Ave	3332-34 Missouri Ave
3537 Missouri Ave	3314 Nebraska Ave	8997 Newby Ct
5235 Northland Ave	3923 Ohio Ave	2842 Osage St
3211 Osage St	3509 Pennsylvania Ave	4423 Red Bud Ave
4914 St. Louis Ave	4942 St. Louis Ave	2821 Texas Ave
3021 Texas Ave	3857-59 Virginia Ave	4634-36 Virginia Ave
3305 Winnebago St	2918 Wyoming St	

**2015 HOME & NSP Income Limits**

<b>Household Size</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>	<b>6</b>
60% AMI Limit	\$29,580	\$33,780	\$37,980	\$42,180	\$45,600	\$48,960
80% AMI Limit	\$39,400	\$45,000	\$50,650	\$56,250	\$60,750	\$65,250
120% AMI Limit	\$59,050	\$67,500	\$75,900	\$84,350	\$91,100	\$97,850

**2015 HOME Rent Limits**

<b>Bedroom Sizes</b>	<b>Efficiency</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>
Low HOME Rent Limit	\$543	\$633	\$792	\$915	\$1,021
High HOME Rent Limit	\$543	\$633	\$816	\$1,063	\$1,206

Additional technical corrections to the NOFA may be required before the closing date. If any changes are necessary, all amendments will be published on CDA’s NOFA webpage. Please check the website regularly for updates.

In an effort to provide fair and impartial service, CDA Housing Analysts will not be available to field general inquiries or to offer specific direction during the NOFA period. All questions must be submitted to CDA as directed in the NOFA, and all questions and answers will be published on CDA's NOFA webpage. Additionally, all presentation material from the open workshop will also be available online.

To obtain access to properties listed in the RFP section of the NOFA, interested parties must coordinate with LRA by contacting (314) 657-3754 and will be required to sign an LRA waiver prior to inspection. In limited cases, a Request to Open Boarded-Up LRA Property may be available. Be advised that LRA will require a minimum 48-hour advance notice for scheduling access.

CDA will announce its funding awards and recipients by posting a notice on its website on November 30. A separate workshop will be offered only to those applicants selected for funding to provide more specific guidance related to CDA housing production regulations and procedures.

**NOFA - IMPORTANT DATES:**

Issue Date:	September 4, 2015
General Workshop:	September 25, 2015 9:00 <sub>AM</sub> – 12:00 <sub>PM</sub> CST
LRA Inspections End:	October 9, 2015 5:00 <sub>PM</sub> CST
Application Deadline:	October 16, 2015 4:00 <sub>PM</sub> CST
Award Announcement:	November 30, 2015

**CONTACT INFORMATION**

City of St. Louis Community Development Administration  
ATTN: NOFA Q&A  
1520 Market Street, Suite 2000  
St. Louis, MO 63103  
[CDAnofa@stlouis-mo.gov](mailto:CDAnofa@stlouis-mo.gov)