

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

NOFA - IMPORTANT DATES:

NOFA Release Date:	November 7, 2016
General Workshop:	November 18, 2016 9:00AM – 12:00PM
LRA Inspections End:	December 23, 2016 5:00PM
Application Deadline:	December 30, 2016 4:00PM
Award Announcement:	February 24, 2017

CDA Guidelines & Application Materials:

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

RESIDENTIAL DEVELOPMENT
NOTICE OF FUNDING AVAILABILITY (NOFA)
November 7, 2016

1. **INTRODUCTION**

This NOFA announces the availability of funding from the City of St. Louis Community Development Administration (CDA) to facilitate the new construction or rehabilitation of either market-rate or low-income, residential or mixed-use development projects. This NOFA only applies to developments located within the City of St. Louis.

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). CDA administers these programs for the City in an effort to expand the supply of quality and affordable housing and to stabilize City neighborhoods through the remediation of blighted areas. Funds may be utilized to assist with development gap subsidy (difference between appraised value and development costs), bridge loan financing, and homebuyer assistance to insure affordability.

This NOFA consists of this document and three exhibits that will all be available online via this [link](#). “Exhibit A” CDA Project Map, “Exhibit B” Detailed CDA Project Site Information Spreadsheet, and “Exhibit C” Priority 2010 Census Block Groups are included as reference material.

2. **FUNDING AVAILABLE**

The CDA Winter 2016 NOFA hereby solicits residential development applications to be financed from the following sources:

- \$1,500,000 Community Development Block Grant (CDBG)
- \$250,000 HOME Investment Partnership (HOME)
- \$250,000 Neighborhood Stabilization Program (NSP)

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

3. **PRIORITY AREAS**

NSP was a limited-time funding program designed to help governments and their agencies address the recent foreclosure crisis by targeting redevelopment assistance in those areas most heavily impacted by foreclosures. As part of the implementation of its NSP effort, the City of St. Louis Planning & Design Agency (PDA) aided CDA in identifying those City neighborhoods with the highest foreclosure rates. Using this data, all City neighborhoods were ranked into three tiers. Only properties in those two tiers with the highest cases of residential foreclosures were eligible for NSP assistance. Targeted properties were acquired by the City's Land Reutilization Authority (LRA) with CDA funding, and CDA is actively soliciting redevelopment proposals for these properties. Assistance in the form of pre-paid acquisition cost is available. Requests for additional gap assistance may also be considered.

Additionally, and with support from HUD, the City received from both The Reinvestment Fund and The Cloudburst Group a statistical [Market Value Analysis \(MVA\)](#) for residential properties that details housing market characteristics for all of its Census block groups. From this data, nine market types have been identified according to clustering similar characteristics designed to clarify the boundaries of areas and to identify potential strategies for each. The MVA is a tool to help City agencies such as CDA identify potential strategies and direct the investment of public funds so that investment may be strategically leveraged for the benefit of its citizens. An interactive MVA map and database is available online: <http://dynamic.stlouis-mo.gov/mva>

This NOFA prioritizes for funding approval those applications involving the residential development of:

- 1) CDA-assisted, LRA-owned residential properties in MVA markets "D," "E," "F," and "G" as specifically identified in this NOFA
 - a. Priority will be given to applications for NSP-assisted properties as specifically identified in this NOFA and other residential development sites with time-sensitive deadlines as identified by HUD
- 2) CDA-assisted, LRA-owned residential properties in MVA markets "A," "B," "C," "H," and "I" as specifically identified in this NOFA
 - a. Priority will be given to applications for NSP-assisted properties as specifically identified in this NOFA and other residential development sites with time-sensitive deadlines as identified by HUD
 - b. Applications for affordable housing developments in MVA markets "A," "B," and "C" will be given priority over market-rate housing applications in MVA markets "A," "B," and "C."
- 3) LRA-owned residential properties in MVA markets "D," "E," "F," and "G" that are not otherwise identified in this NOFA
- 4) LRA-owned residential properties in MVA markets "A," "B," "C," "H," and "I" that are not otherwise identified in this NOFA
- 5) Privately-acquired residential properties in MVA markets "D," "E," "F," and "G"
- 6) Privately-acquired residential properties in MVA markets "A," "B," "C," "H," and "I"

4. **REQUEST FOR PROPOSALS (RFP):**

As part of this NOFA, CDA is actively soliciting redevelopment proposals for the following CDA-assisted, LRA-owned properties:

1960 Adelaide Ave	2037 Adelaide Ave	5453 Alabama Ave
4445 Anderson Ave	2638 Ann Ave	8706 Annetta St
1824 Annie Malone Dr	1908 Annie Malone Dr	2643-45 Arsenal St
5201-03 Ashland Ave	2426 Belle Glade Ave	4438 Bircher Blvd
3822 Blair Ave	1517 Bremen Ave	1521 Bremen Ave
1901-03 Bremen Ave	1907 Bremen Ave	1923 Bremen Ave
3574-76 S Broadway	3734 S Broadway	3748-50 S. Broadway
5038 Cabanne Ave	3539-41 California Ave	4049 California Ave
4231 California Ave	4338 California Ave	883 Canaan Ave
4512 Carter Ave	2112 Chippewa St	2129 Chippewa St
2214-16 Chippewa St	2227 Chippewa St	2639 Chippewa St
3206 Chippewa St	8532 Church Rd	4108-10 Clarence Ave
3643 S Compton Ave	4205-09 Cote Brilliante Ave	4219 Cote Brilliante Ave
4221 Cote Brilliante Ave	4543 Cottage Ave	4443 Delmar Blvd
5024 Dewey Ave	3844-46 Eichelberger St	880 Elias Ave
5923 Emma Ave	6032 Emma Ave	4125 Enright Ave
5060 Enright Ave	5727 Era Ave	5736 Era Ave
1411 Farrar St	5020-24 W Florissant Ave	8224 Frederick St
8228 Frederick St	6002-04 Garesche Ave	6020 Garesche Ave
4207 Garfield Ave	4239 Garfield Ave	5532 Gilmore Ave
1261 Gimblin St	5722 Goodfellow Blvd	2706 Hickory St
2716-22 Hickory St	2726-36 Hickory St	1112 Howell St
5035 Idaho Ave	3716 Illinois Ave	3315 Indiana Ave
3717 Iowa Ave	3828 Iowa Ave	2825 S Jefferson Ave
2908-10 Keokuk St	3806 Labadie Ave	5233-45 Labadie Ave
5240-42 Labadie Ave	5322 Labadie Ave	5949 Lalite Ave
3011 Lambdin Ave	3415-17 Louisiana Ave	3918 Louisiana Ave
8450R-60R Lowell St	1906 Mallinckrodt St	1919 Mallinckrodt St
821 McLaran Ave	2812 Meramec St	3305-07 Meramec St
2900 Michigan Ave	4541 Michigan Ave	6101-07 Michigan Ave
7226 Michigan Ave	5721 Mimika Ave	3435 Minnesota Ave
3517 Minnesota Ave	4123 Minnesota Ave	4657-59 Minnesota Ave
3316-20 Missouri Ave	3537 Missouri Ave	4646 Moraine Ave
2907 Mount Pleasant St	3229-31 Natural Bridge Ave	2816-18 Nebraska Ave
3410 Nebraska Ave	8997 Newby St	1523 Newhouse Ave
4742 Northland Ave	5235 Northland Ave	3025 Ohio Ave
3141-43 Ohio Ave	3923 Ohio Ave	3175 Oregon Ave
2842 Osage St	4200 Osceola St	5027-31 Page Blvd
5038-40 Page Blvd	4016-18 Palm St	4019-21 Palm St
3820 Pennsylvania Ave	4021 Pennsylvania Ave	4463 Penrose St
768 Ponce Ave	4423 Red Bud Ave	5401 Robin Ave
2747-77 Rutger St	2750 Rutger St	4208-10 W Sacramento Ave
5729 Saloma Ave	1045 Sells Ave	2737 Shenandoah Ave
6139 Sherry Ave	6167 Sherry Ave	3725 St Ferdinand Ave
3729 St Ferdinand Ave	3741-49 St Ferdinand Ave	4533 St Ferdinand Ave
4914 St Louis Ave	4942 St Louis Ave	3202 Sullivan Ave
4527-29 Swan Ave	2419 N Taylor Ave	3224 N Taylor Ave
5805-07 Thekla Ave	5036 Ulena Ave	2932 University St
3817 Vest Ave	4175 Washington Blvd	1720 Whittier St
1917 Whittier St	4740 Wren Ave	

5. **PRIORITY LIST OF CDA-ASSISTED PROPERTIES**

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

8706 Annetta St	5201-03 Ashland Ave	
3734 S Broadway	3748-50 S Broadway	2426 Belle Glade Ave
8532 Church Rd	5024 Dewey Ave	883 Canaan Ave
5923 Emma Ave	4125 Enright Ave	880 Elias Ave
6020 Garesche Ave	5532 Gilmore Ave	5727 Era Ave
2706 Hickory St	2716-22 Hickory St	5722 Goodfellow Blvd
3828 Iowa Ave	3415 Louisiana Ave	2726-36 Hickory St
3305-07 Meramec St	2900 Michigan Ave	3417 Louisiana Ave
3435 Minnesota Ave	4123 Minnesota Ave	7226 Michigan Ave
3537 Missouri Ave	8997 Newby Ct	3316-20 Missouri Ave
3923 Ohio Ave	2842 Osage St	5235 Northland Ave
2474-77 Rutger St	5729 Saloma Ave	4423 Red Bud Ave
4942 St. Louis Ave	4740 Wren Ave	4914 St. Louis Ave

6. **PRIORITY LIST OF CDA-ASSISTED CENSUS BLOCK GROUPS**

Since the inception of the MVA, CDA has assisted the residential development efforts in the following Census 2010 Block Group IDs:

295101083002	Baden	295101111002	Lewis Place
295101233002	Benton Park	295101123001	Lewis Place
295101233003	Benton Park	295101037002	Lindenwood Park
295101243001	Benton Park	295101243002	Marine Villa
295101243002	Benton Park	295101246002	Marine Villa
295101243003	Benton Park	295101233002	McKinley Heights
295101164006	Benton Park West	295101233003	McKinley Heights
295101165002	Benton Park West	295101156005	Mount Pleasant
295101231004	Benton Park West	295101270001	North Riverfront
295101242001	Benton Park West	295101096002	O'Fallon
295101242002	Benton Park West	295101096004	O'Fallon
295101242003	Benton Park West	295101266003	Old North St. Louis
295101153003	Bevo Mill	295101015003	Patch
295101153004	Bevo Mill	295101018001	Patch
295101172001	Botanical Heights	295101018004	Patch
295101014002	Carondelet	295101076003	Penrose
295101018001	Carondelet	295101096004	Penrose
295101018003	Carondelet	295101269001	Penrose
295101018004	Carondelet	295101269004	Penrose
295101257003	Carr Square	295101172001	Shaw
295101037002	Clifton Heights	295101037002	Southwest Garden
295101097003	College Hill	295101271002	St. Louis Place
295101257003	Columbus Square	295101103003	The Greater Ville
295101111001	Covenant Blu/Grand Center	295101114001	The Greater Ville
295101257003	Downtown West	295101114001	The Ville
295101153003	Dutchtown	295101273001	Tiffany
295101153005	Dutchtown	295101164006	Tower Grove East
295101155001	Dutchtown	295101165002	Tower Grove East
295101155002	Dutchtown	295101165004	Tower Grove East
295101155004	Dutchtown	295101174002	Tower Grove East
295101157003	Dutchtown	295101242001	Tower Grove East
295101163022	Dutchtown	295101162006	Tower Grove South
295101241002	Dutchtown	295101163013	Tower Grove South
295101097003	Fairground	295101163022	Tower Grove South
295101231003	Fox Park	295101111001	Vandeventer
295101231004	Fox Park	295101111002	Vandeventer
295101242001	Fox Park	295101072002	Walnut Park East
295101164006	Gravois Park	295101073006	Walnut Park West
295101241004	Gravois Park	295101063001	Wells/Goodfellow
295101241005	Gravois Park	295101053001	West End
295101061002	Hamilton Heights	295101054002	West End
295101042003	Hi-Point	295101055003	West End
295101114001	JeffVanderLou		

7. **ELIGIBLE APPLICANTS**

Applications for both for-sale and rental housing will be considered. Private builders, developers, nonprofit community groups, Community-Based Development Organizations (CBDO), and Community Housing Development Organizations (CHDO) are eligible to apply for CDA financing. Applicants must demonstrate that they have appropriate housing development experience and sufficient financial capacity for the proposed project. Those parties that have defaulted on a previous CDA loan or have failed to return to CDA the payment of historic tax credit sale proceeds are not qualified to apply for or be a party to an application under this NOFA.

8. **APPLICATION PROCESS AND REQUIRED MATERIALS**

Respondents must submit one (1) complete application (either CDA For Sale Application or CDA Rental Application, as appropriate) with original signatures and provided in a three-ring binder and one (1) electronic version of the Excel-based CDA Application & Proforma emailed to CDAnofa@stlouis-mo.gov. These forms are available [online](#). Three (3) duplicate copies of the complete application must also be provided. These sets may be submitted either in their own, individual three-ring binders or separated by binder clip. Applications received by US Mail or courier will be accepted but must be received by CDA prior to the deadline of 4:00PM on Friday, December 30, 2016.

Required application contents:

- 1) Fully complete CDA Housing Production Application & Proforma
- 2) Additional Forms & Attachments
 - Description of Development Team Experience
 - Development Partnership Agreement, if applicable
 - Articles of Incorporation, if applicable
 - Nonprofit By-Laws, if applicable
 - Proof of Nonprofit Status, if applicable
 - Roster of Board Members, if applicable
 - [CHDO Certification Letter](#), if applicable
 - City of St. Louis Business License
 - State of Missouri Certificate of Corporate Good Standing (dated not more than 6 months old)
 - CDA Conflict of Interest Disclosure Statement (attached)
 - Preliminary Schematic Plans (proposed site plan, elevations, and floorplans)
 - Comparative Market Analysis (CMA) or Appraisal (a professional market analysis is required for projects consisting of 12 or more units)
 - Letter of Interest from Construction Lender or Proof of Funds
 - Evidence of Site Control, if applicable (deed/title, contract, or option – if not City-owned)

For convenience, a Checklist of Required Items is included with this NOFA. Each attachment should be provided in the order of this checklist, and each item should be clearly labeled. Additional information is available in the CDA Housing Production Guidelines (For Sale or Rental, as appropriate), a copy of which can be requested from CDA housing analyst or obtained online via this [link](#).

9. **PROPERTY ACCESS**

The shut-off for all utilities has been performed for those properties identified in the RFP section of this NOFA. Interested parties will have an opportunity to inspect these properties throughout the NOFA period until 5:00PM Friday, December 23, 2016. Access can be arranged through the [Land Reutilization Authority \(LRA\)](#) by contacting (314) 657-3754. LRA will require a minimum 48-hour advance notice for scheduling access. Anyone planning to enter and conduct a walkthrough on the premises 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.

10. **APPLICATION EVALUATION & RATING PROCESS**

The availability of CDA funding is extremely limited. These constraints mean that CDA may not be able to fund every qualified applicant or project. All applications received will be initially evaluated for eligibility and completeness. Those that meet these criteria will be awarded bonus rating points. The benefits and financial impacts of submitted proposals will then be carefully reviewed by a selection committee consisting of management-level staff with residential development financing experience. Both project selection and the level of CDA financial participation will depend upon this committee's recommendations.

Additional consideration will be given to applications that meet one or more of the following criteria:

- Development efforts that involve multiple City-owned properties that are either contiguous or in concentrated areas
- Projects developed in coordination with other targeted neighborhood investments
- Materials and construction methods that exceed Energy Star standards
- Ownership and property management of rental projects that will be undertaken by a local individual, partnership, or corporation
- Developments that create mixed-income housing environments
- Project sites that are located near public transportation
- Proposals that demonstrate strong community support
- Properties included in the RFP section of this NOFA that have time-sensitive deadlines as determined by HUD

Bonus points will be awarded to an application's Proposal Rating Sheet for project features that implement items identified in the [Mayor's 2013-2018 Sustainability Plan Action Agenda](#):

- Urban Character, Vitality & Ecology
- Arts, Culture & Innovation
- Empowerment, Diversity & Equity
- Health, Well-Being & Safety
- Infrastructure, Facilities & Transportation
- Education, Training & Leadership
- Prosperity, Opportunity & Employment

Bonus points will be awarded to an application's Proposal Rating Sheet for activities that complement the [City of St. Louis Plan to Reduce Crime through Prevention, Intervention, Enforcement, and Reentry Strategies \(PIER\)](#).

Important Dates

Release of Housing Development NOFA	November 7, 2016
CDA Financing Workshop	November 18, 2016 from 9:00 _{AM} -12:00 _{PM}
LRA Property Inspections End	December 23, 2016 at 5:00 _{PM}
NOFA Application Closing Date & Time	December 30, 2016 at 4:00 _{PM}
Project Funding Award Announcement	February 24, 2017

NOTE: NO APPLICATIONS WILL BE ACCEPTED AFTER 4:00PM ON FRIDAY, DECEMBER 30, 2016.

11. **ADDITIONAL REGULATIONS AND GUIDELINES**

All developments to be funded with CDBG, HOME and/or NSP funds must at the time of completion, at a minimum, comply with all local building codes, rehabilitation standards, ordinances, zoning and federal regulations regarding hazardous materials. Energy Star certification is also required for all projects as certified by a [RESNET energy auditor](#).

Our goal is to provide efficient, affordable housing that respects neighborhood context and provides enhancement of property values and quality of life. To that end, development proposals are reviewed by CDA architectural staff for compliance with CDA standards. CDA publishes [Residential Development Design Guidelines](#), which outline the minimal design guidelines for CDA-funded projects. These standards are incorporated into this NOFA by reference.

In accordance with HUD regulations, the environmental effects of each activity carried out with federal funds must be assessed. The City of St. Louis is

responsible for conducting an environmental review of projects selected for funding. Compliance with environmental review requirements is mandatory prior to the applicant entering into any choice-limiting agreements or taking any physical action on a site. The selected applicant(s) shall be responsible for providing information and relevant documents necessary to accomplish the environmental review. For some projects the City will require a Phase I environmental assessment conducted in accordance with standards developed by the [American Society for Testing and Materials](#), and if applicable, a follow-up Phase II assessment.

Section 106 of the National Historic Preservation Act of 1966 (revised) requires that all federally-funded agencies consider the effect of the proposed project on existing historic resources. Any rehabilitation or new construction project subsidized by CDA must be reviewed under the Section 106 procedures established by the Federal Advisory Council on Historic Preservation. The City's Cultural Resources Office (CRO) publishes [Section 106 Review Standards](#).

Preliminary reviews by all utilities are strongly encouraged due to potential design and cost impacts. Metropolitan St. Louis Sewer District (MSD) permits are required on all projects; application for review and approval is made directly to MSD. Sanitary and storm sewer requirements are highly affected by site location and conditions and can substantially impact project costs.

Any project involving the rehabilitation of a property built before 1978 must comply with the Residential Lead-Based Hazard Reduction Act of 1992 and the EPA's [Lead Renovation, Repair, and Painting Program](#). Residential developments funded with CDBG, HOME and/or NSP funds must result in certified lead-safe housing. A project-specific lead remediation plan and scope of work must be provided for hazards identified as a result of the Initial Risk Assessment.

All projects must be tested to confirm levels of radon infiltration, and radon mitigation systems are required if test results exceed EPA allowable exposure levels.

CDBG, HOME, and NSP funding dictates that projects meet the accessibility requirements of the Fair Housing Act of 1968 and Section 504 of the Rehabilitation Act of 1973. Projects consisting of five (5) or more units must have a minimum of 5% of the total units (or at least one unit) accessible to the physically handicapped and an additional 2% of total units equipped for those with hearing or visual impairments. The 2009 International Building Code (as adopted by the City of St. Louis) also has accessibility requirements for all buildings and structures.

Per the [Mayor's Executive Order #28 and as amended by #51](#), the City of St. Louis requires maximum utilization of minority- and women-owned businesses in all CDA-assisted housing projects with a goal of at least 25% City of St. Louis

certified minority business enterprise (MBE) participation and 5% City of St. Louis certified women's business enterprise (WBE) participation. This is taken as a percentage of the project's total development cost, excluding acquisition. All recipients of CDA funds will be required to keep records of participation by certified MBEs & WBEs. Additional information can be obtained by contacting the [Disadvantaged Business Enterprise \(DBE\) Office](#).

If a project receives CDA funding of \$100,000 or more, the general contractor is subject to the requirements of HUD's "Section 3" which seeks to ensure employment and other economic opportunities are directed to low- and very low-income persons.

Developments of eight (8) units or more financed with CDBG and/or NSP funds and developments of twelve (12) units or more financed with HOME funds are required to pay at rates not less than the prevailing wages as determined by the Secretary of Labor in accordance with the provisions of the Davis-Bacon and related Acts.

All developments of five (5) units or more financed with CDBG, HOME, and/or NSP funds are required to submit an [Affirmative Fair Housing Marketing Plan](#) that outlines methods for providing information and otherwise attracting eligible persons in the housing market area to the available housing without regard to race, color, national origin, sex, sexual orientation, religion, familial status or disability. The Affirmative Marketing Plan must include methods to be used by owners to inform and solicit applications from persons not likely to apply for the housing unit without special outreach (such as use of community organizations, places of worship, employment centers, fair housing groups, or housing counseling agencies).

All rental developments financed with CDA funds must provide management and maintenance services to the housing provided. The developer will be required to submit a Management Plan and Agreement for review and approval prior to the issuance of a Firm Commitment.

Community Housing Development Organizations (CHDOs) must be recertified with CDA prior to submitting an application for funding as a CHDO. CDA provides certification and checklist forms online via this [link](#).

An applicant may not receive CDA funds if any affiliated entity, board member, or member of the development team (including consultants) has been debarred and listed on System for Award Management (SAM), available via this [link](#).

Applicants must be able to successfully pass City of St. Louis Central Business Index (CBI) Clearance, which includes having a current [City business license](#) and enrollment with the [Earnings Tax Department](#) of the City Collector of Revenue Office.

Proposals for funding will be considered based on the threshold requirements and preferences/priorities criteria set forth in this NOFA. Projects not selected for funding will be notified within forty-five (45) days of application. Applicants may apply again for the next available NOFA Funding opportunity.

The Community Development Administration (CDA) reserves the right to limit funding to no more than one (1) CDA-funded development project per applicant.

By submitting a proposal, applicants acknowledge and agree to the terms and conditions of this NOFA and to the accuracy of the information offered. Original submittal packages become the property of CDA and will not be returned.

Applicants assume all risk of any predevelopment funds expended before CDA funding is formally approved. Upon submitting an application, respondent acknowledges that he/she assumes all risks of change in HUD rules and regulations and/or CDA policies concerning its housing production financing program, together with any adverse effects upon therefrom and any resulting costs thereof.

12. **AWARDS**

CDA will consider funding awards only to those applicants determined to be qualified by the selection committee following its eligibility and completeness review of each proposal received. CDA reserves the right to award less than the intended amount for this funding round if a sufficient number of qualified applicants cannot be identified.

CDA will announce its selections and funding awards on Friday, February 24, 2017. All respondents will receive written notification of their status and ranking, as applicable. Additionally, CDA will publish a list of all funding awards and recipients on its [website](#) on February 24, 2017.

Note that any deviations to a proposal (including – but not limited to – changes to development team members, substantial design alterations not directly resulting from CDA or CRO reviews, or significant budget increases that result in higher gap amounts) subsequent to an award under this NOFA may jeopardize that application's funding.

13. **CONTACT INFORMATION**

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. A CDA Financing Workshop will be offered to provide basic instruction and general assistance with application materials for interested parties. Participation in this workshop is not required for application consideration but is highly recommended. General queries may be submitted to CDA, and all

questions and answers will be publicly available online via CDA's main NOFA [webpage](#). Answers will be updated as frequently as necessary depending upon questions received.

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

Community Development Administration
An Equal Opportunity Employer
The funding of this project is financed in part through a grant from the Department of Housing and Urban Development and the Community Development Administration under the provisions of Title I of the Housing and Community Development Act of 1974 (P.L. 93-383).

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All checklist items are to be submitted in order & clearly marked or otherwise identified.

<u>CDA Notice of Funding Availability – Winter 2016</u> <u>CHECKLIST OF REQUIRED ITEMS</u>	
I.	Signed Certification Form (Part X of For Sale Worksheet or Part XII of Rental Worksheet)
II.	Applicant/Organization Profile
	1. Description of Development Team Experience
	a. Organizational Chart
	b. Development Partnership Agreement, if applicable
	2. Articles of Incorporation, if applicable
	3. Nonprofit By-Laws, if applicable
	4. Proof of Nonprofit Status, if applicable
	5. Roster of Board Members, if applicable
	6. CDA CHDO Certification Letter, if applicable
	7. City of St. Louis Business License
	8. State of Missouri Certificate of Corporate Good Standing
	9. CDA Conflict of Interest Disclosure Statement (see attached)
III.	Summary of Proposed Residential Development Project
	1. Preliminary Schematic Plans, including proposed site plan, elevations, and floorplans
	2. Market Analysis or Independent Appraisal
	3. Letter of Interest from Construction Lender or Proof of Funds
	4. Evidence of Site Control, if not LRA-owned
IV.	CDA Application & Proforma, in hard copy (<i>VERSION – November 2016</i>)
	1. Application, with original Developer signatures
	2. Development Budget
	3. Construction Budget, with original General Contractor signatures
	4. Summary Sources & Uses Statement, Proforma Summary
	5. Buyer Affordability Analysis (for-sale applications only)
	6. Rental Conversion Analysis (for-sale applications only)
	7. Unit Information & Gross Revenue Potential, including Utilities & Rent Limits (rental applications only)
	8. Annual Operating Budget (rental applications only)
	9. Operating Cash Flow Projections (rental applications only)
	10. Capital Needs Assessment (rental applications only)
	11. Anticipated MBE/WBE Utilization Summary Statement
	12. Preliminary Loan Calculation Sheet

Respondents must submit one (1) complete application (either CDA For Sale Application or CDA Rental Application, as appropriate) with original signatures and provided in a three-ring binder and one (1) electronic version of the Excel-based CDA Application & Proforma emailed to CDAnofa@stlouis-mo.gov. These forms are available [online](#). In addition, three (3) duplicate copies of the complete application must also be provided. These sets may be submitted either in individual three-ring binders or separated by binder clip. Applications received by US Mail or courier will be accepted but must be received by CDA prior to the NOFA deadline of 4:00_{PM} on Friday, December 30, 2016.

EXHIBIT A

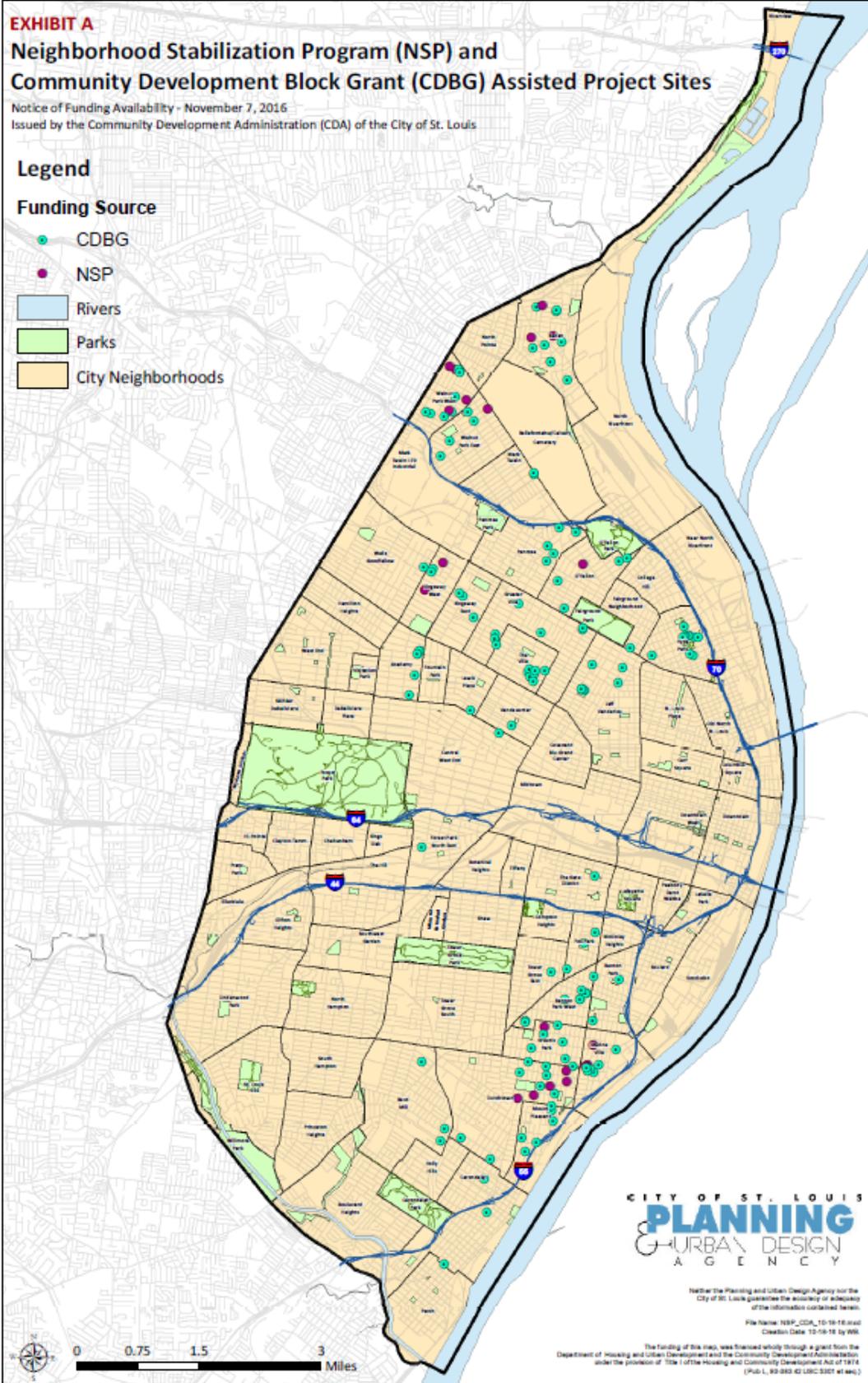
**Neighborhood Stabilization Program (NSP) and
Community Development Block Grant (CDBG) Assisted Project Sites**

Notice of Funding Availability - November 7, 2016
Issued by the Community Development Administration (CDA) of the City of St. Louis

Legend

Funding Source

- CDBG
- NSP
- Rivers
- Parks
- City Neighborhoods



CITY OF ST. LOUIS
PLANNING & URBAN DESIGN
AGENCY

Neither the Planning and Urban Design Agency nor the City of St. Louis guarantees the accuracy or adequacy of the information contained herein.
File Name: NSP_CDA_10-19-16.mxd
Creation Date: 10-19-16 10:00

The funding of this map was financed wholly through a grant from the Department of Housing and Urban Development and the Community Development Administration under the provision of Title I of the Housing and Community Development Act of 1974 (Pub. L. 93-383 42 USC 5301 et seq.)

EXHIBIT B

NOFA: November 7, 2016

Community Development Administration - Notice of Funding Availability: Neighborhood Stabilization Program (NSP) and Community Development Block Grant-Assisted Project Site

Note: Market Value Analysis (MVA) categories shown below represent the revised April 2014 MVA for the City of St. Louis. Please consult MVA maps and spreadsheets that reflect the April 2014 updated MVA data ONLY (Replaces January 2014 MVA).

Site Address	Funding Source	Land Use	City Block	Census 2010 Block Group ID (MVA)	MVA Category (April 2014 MVA Revision)	Historic District	Historic District Type	Neighborhood with Number
1960 Adelaide Ave	CDBG	Vacant Lot	3535	295101096001	G			68 O'Fallon
2037 Adelaide Ave	CDBG	Two-Family	3539	295101096001	G			68 O'Fallon
5453 Alabama Ave	CDBG	Vacant Lot	2850	295101155006	F	St. Cecilia	National	1 Carondelet
4445 Anderson Ave	CDBG	Vacant Lot	4416.05	295101101003	H			69 Penrose
2638 Ann Ave	CDBG	Vacant Lot	1351	295101231004	E			24 Fox Park
8706 Annetta St	NSP	Single-Family	6230	295101082001	F			74 Baden
1824 Annie Malone Dr	CDBG	Vacant Lot	3679	295101113002	I	The Ville	Local	57 The Ville
1908 Annie Malone Dr	CDBG	Vacant Lot	3678	295101113002	I	The Ville	Local	57 The Ville
2643 Arsenal St	CDBG	Vacant Lot	1982	295101242001	F			30 Benton Park West
2645 Arsenal St	CDBG	Vacant Lot	1982	295101242001	F	Gravois Jefferson Streetcar Suburb	National	30 Benton Park West
5201-03 Ashland Ave	NSP	Four-Family	5951	295101064001	F			52 Kingsway West
2426 Belle Glade Ave	CDBG	Vacant Lot	3663	295101114002	I	The Ville	Local	57 The Ville
4438 Bircher Blvd	CDBG	Two-Family	6160.02	295101076002	G			69 Penrose
3822 Blair Ave	CDBG	Two-Family	1188	295101267001	I	Hyde Park	Certified Local	65 Hyde Park
1517 Bremen Ave	CDBG	Two-Family	2408	295101267001	I	Hyde Park	Certified Local	65 Hyde Park
1521 Bremen Ave	CDBG	Three-Family	2408	295101267001	I	Hyde Park	Certified Local	65 Hyde Park
1901-03 Bremen Ave	CDBG	Vacant Lot	1238	295101267001	I	Hyde Park	Certified Local	65 Hyde Park
1907 Bremen Ave	CDBG	Single-Family	1238	295101267001	I	Hyde Park	Certified Local	65 Hyde Park
1923 Bremen Ave	CDBG	Two-Family	1238	295101267001	I	Hyde Park	Certified Local	65 Hyde Park
3574-76 S Broadway	CDBG	Vacant Lot	1547	295101246001	G			18 Marine Villa
3734 S Broadway	NSP	Vacant Lot	1655	295101246002	F	The Marine Villa Neighborhood	National	18 Marine Villa
3748 S Broadway	NSP	Vacant Lot	1655	295101246002	F	The Marine Villa Neighborhood	National	18 Marine Villa
3750 S Broadway	NSP	Vacant Lot	0	295101246002	F	The Marine Villa Neighborhood	National	18 Marine Villa
5038 Cabanne Ave	CDBG	Vacant Lot	4840	295101122001	F	Mount Cabanne Raymond Place	National	51 Academy
3539-41 California Ave	CDBG	Vacant Lot	1571	295101241004	F	Gravois Jefferson Streetcar Suburb	National	19 Gravois Park
4049 California Ave	CDBG	Single-Family	2602	295101157001	G	Gravois Jefferson Streetcar Suburb	National	16 Dutchtown
4231 California Ave	CDBG	Vacant Lot	2659	295101156005	E			17 Mount Pleasant
4338 California Ave	CDBG	Single-Family	2674	295101156001	E			17 Mount Pleasant
883 Canaan Ave	CDBG	Vacant Lot	5277	295101083002	H			74 Baden
4512 Carter Ave	CDBG	Vacant Lot	4415.08	295101101003	H			69 Penrose
2112 Chippewa St	CDBG	Two-Family	1657	295101246002	F	The Marine Villa Neighborhood	National	18 Marine Villa
2129 Chippewa St	CDBG	Single-Family	1655	295101246002	F	Gravois Jefferson Streetcar Suburb	National	18 Marine Villa
2214 Chippewa St	CDBG	Vacant Lot	1656	295101246002	F	The Marine Villa Neighborhood	National	18 Marine Villa
2216 Chippewa St	CDBG	Vacant Lot	1656	295101246002	F	The Marine Villa Neighborhood	National	18 Marine Villa
2227 Chippewa St	CDBG	Single-Family	1655	295101246002	F	The Marine Villa Neighborhood	National	18 Marine Villa
2639 Chippewa St	CDBG	Vacant Lot	1646	295101241001	F			19 Gravois Park
3206 Chippewa St	CDBG	Single-Family	1620	295101164003	F	The Marine Villa Neighborhood	National	16 Dutchtown
8532 Church Rd	NSP	Single-Family	5253	295101082001	F			74 Baden
4108-10 Clarence Ave	CDBG	Vacant Lot	4425	295101102004	I			68 O'Fallon

EXHIBIT B

NOFA: November 7, 2016

Community Development Administration - Notice of Funding Availability: Neighborhood Stabilization Program (NSP) and Community Development Block Grant-Assisted Project Site

Note: Market Value Analysis (MVA) categories shown below represent the revised April 2014 MVA for the City of St. Louis. Please consult MVA maps and spreadsheets that reflect the April 2014 updated MVA data ONLY (Replaces January 2014 MVA).

Site Address	Funding Source	Land Use	City Block	Census 2010 Block Group ID (MVA)	MVA Category (April 2014 MVA Revision)	Historic District	Historic District Type	Neighborhood with Number
3643 S Compton Ave	CDBG	Single-Family	1618	295101164002	F	Gravois Jefferson Streetcar Suburb	National	19 Gravois Park
4205-09 Cote Brillante Ave	CDBG	Vacant Lot	3679	295101113002	I	The Ville	Local	57 The Ville
4219 Cote Brillante Ave	CDBG	Two-Family	3679	295101113002	I	The Ville	Local	57 The Ville
4221 Cote Brillante Ave	CDBG	Two-Family	3679	295101113002	I	The Ville	Local	57 The Ville
4543 Cottage Ave	CDBG	Vacant Lot	3716	295101112001	I	The Ville	Local	56 The Greater Ville
4443 Delmar Blvd	CDBG	Vacant Lot	4573	295101192002	B			54 Lewis Place
5024 Dewey Ave	CDBG	Single-Family	4709	295101154003	E			16 Dutchtown
3844-46 Eichelberger St	CDBG	Vacant Lot	6329	295101154003	E			5 Bevo Mill
880 Elias Ave	CDBG	Vacant Lot	5277	295101083002	H			74 Baden
5923 Emma Ave	NSP	Single-Family	5359	295101073003	I			76 Walnut Park West
6032 Emma Ave	CDBG	Single-Family	5345	295101073003	I			76 Walnut Park West
4125 Enright Ave	CDBG	Three-Family	4873	295101111002	I	Block Unit #1	National	58 Vandeventer
5060 Enright Ave	CDBG	Single-Family	4837	295101122002	H	Mount Cabanne Raymond Place	National	51 Academy
5727 Era Ave	NSP	Single-Family	5590	295101073007	H			76 Walnut Park West
5736 Era Ave	CDBG	Vacant Lot	5591	295101073007	H			76 Walnut Park West
1411 Farrar St	CDBG	Two-Family	1188	295101267001	I	Hyde Park	Certified Local	65 Hyde Park
5020 W Florissant Ave	CDBG	Vacant Lot	5142	295101075001	H			71 Mark Twain
5024 W Florissant Ave	CDBG	Vacant Lot	5142	295101075001	H			71 Mark Twain
8224 Frederick St	CDBG	Vacant Lot	5431	295101081003	H			74 Baden
8228 Frederick St	CDBG	Vacant Lot	5431	295101081003	H			74 Baden
6002-04 Garesche Ave	CDBG	Vacant Lot	5348	295101073004	H			76 Walnut Park West
6020 Garesche Ave	NSP	Two-Family	5348	295101073004	H			76 Walnut Park West
4207 Garfield Ave	CDBG	Vacant Lot	3678	295101113002	I	The Ville	Local	57 The Ville
4239 Garfield Ave	CDBG	Vacant Lot	3678	295101113002	I	The Ville	Local	57 The Ville
5532 Gilmore Ave	NSP	Single-Family	5134	295101072001	I			72 Walnut Park East
1261 Gimblin St	CDBG	Vacant Lot	4247.01	295101081002	G			74 Baden
5722 Goodfellow Blvd	NSP	Single-Family	5589	295101073007	H			76 Walnut Park West
4400-04 S Grand Blvd	CDBG	Vacant Lot	2730	295101155004	F			16 Dutchtown
2706 Hickory St	CDBG	Vacant Lot	1817	295101274003	B			31 The Gate District
2716-22 Hickory St	CDBG	Vacant Lot	1817	295101274003	B			31 The Gate District
2726 Hickory St	CDBG	Vacant Lot	1817	295101274003	B			31 The Gate District
2728 Hickory St	CDBG	Vacant Lot	1817	295101274003	B			31 The Gate District
2732 Hickory St	CDBG	Vacant Lot	1817	295101274003	B			31 The Gate District
2734 Hickory St	CDBG	Vacant Lot	1817	295101274003	B			31 The Gate District
2736 Hickory St	CDBG	Vacant Lot	1817	295101274003	B			31 The Gate District
1112 Howell St	CDBG	Vacant Lot	5433	295101083003	H			74 Baden
5035 Idaho Ave	CDBG	Vacant Lot	2808	295101155005	E	St. Cecilia	National	16 Dutchtown
3716 Illinois Ave	CDBG	Single-Family	1662	295101246002	F	The Marine Villa Neighborhood	National	18 Marine Villa
3315 Indiana Ave	CDBG	Vacant Lot	1522	295101243002	F	Benton Park	Local & National	22 Benton Park

EXHIBIT B

NOFA: November 7, 2016

Community Development Administration - Notice of Funding Availability: Neighborhood Stabilization Program (NSP) and Community Development Block Grant-Assisted Project Site

Note: Market Value Analysis (MVA) categories shown below represent the revised April 2014 MVA for the City of St. Louis. Please consult MVA maps and spreadsheets that reflect the April 2014 updated MVA data ONLY (Replaces January 2014 MVA).

Site Address	Funding Source	Land Use	City Block	Census 2010 Block Group ID (MVA)	MVA Category (April 2014 MVA Revision)	Historic District	Historic District Type	Neighborhood with Number
3717 Iowa Ave	CDBG	Vacant Lot	1640	295101241003	F	Gravois Jefferson Streetcar Suburb	National	19 Gravois Park
3828 Iowa Ave	NSP	Single-Family	1644	295101241001	F	Gravois Jefferson Streetcar Suburb	National	16 Dutchtown
2825 S Jefferson Ave	CDBG	Single-Family	1421	295101242001	F			30 Benton Park West
2908-10 Keokuk St	CDBG	Four-Family	2570	295101241002	F	Gravois Jefferson Streetcar Suburb	National	16 Dutchtown
3806 Labadie Ave	CDBG	Vacant Lot	3627	295101104002	H			59 JeffVanderLou
5233-45 Labadie Ave	CDBG	Vacant Lot	6158	295101064002	H			52 Kingsway West
5240-42 Labadie Ave	CDBG	Vacant Lot	6159	295101064002	H			52 Kingsway West
5322 Labadie Ave	CDBG	Vacant Lot	5246	295101064004	I			50 Wells / Goodfellow
5949 Lalite Ave	CDBG	Vacant Lot	5349	295101073004	H			76 Walnut Park West
3011 Lambdin Ave	CDBG	Vacant Lot	4468.14	295101103002	H			56 The Greater Ville
3415 Louisiana Ave	CDBG	Vacant Lot	1586	295101164006	E	Gravois Jefferson Streetcar Suburb	National	30 Benton Park West
3417 Louisiana Ave	CDBG	Single-Family	1586	295101164006	E	Gravois Jefferson Streetcar Suburb	National	30 Benton Park West
3918 Louisiana Ave	CDBG	Single-Family	2575	295101164003	F	Gravois Jefferson Streetcar Suburb	National	16 Dutchtown
8450-R Lowell St	CDBG	Vacant Lot	6019	295101270001	I			74 Baden
8460-R Lowell St	CDBG	Vacant Lot	6019	295101270001	I			74 Baden
1906 Mallinckrodt St	CDBG	Single-Family	1173.05	295101267002	I	Hyde Park	Certified Local	65 Hyde Park
1919 Mallinckrodt St	CDBG	Vacant Lot	1174	295101267002	I	Hyde Park	Certified Local	65 Hyde Park
821 McLaren Ave	CDBG	Two-Family	5209	295101082001	F			74 Baden
2812 Meramec St	CDBG	Two-Family	2659	295101156005	E	Gravois Jefferson Streetcar Suburb	National	17 Mount Pleasant
3305-07 Meramec St	NSP	Mixed-Use	2632	295101157002	F	Gravois Jefferson Streetcar Suburb	National	16 Dutchtown
2900 Michigan Ave	CDBG	Vacant Lot	1454	295101165004	E	Central Carondelet	National	25 Tower Grove East
4541 Michigan Ave	CDBG	Single-Family	2723	295101156006	F			17 Mount Pleasant
6101-07 Michigan Ave	CDBG	Vacant Lot	2925	295101018001	E	Central Carondelet	National	1 Carondelet
7226 Michigan Ave	CDBG	Vacant Lot	3038	295101018004	F	Central Carondelet	National	1 Carondelet
5721 Mimika Ave	CDBG	Single-Family	5591	295101073007	H			76 Walnut Park West
3435 Minnesota Ave	NSP	Single-Family	1580	295101164001	F	Gravois Jefferson Streetcar Suburb	National	19 Gravois Park
3517 Minnesota Ave	CDBG	Two-Family	1579	295101164002	F	Gravois Jefferson Streetcar Suburb	National	19 Gravois Park
4123 Minnesota Ave	NSP	Two-Family	2629	295101157002	F	Gravois Jefferson Streetcar Suburb	National	16 Dutchtown
4657-59 Minnesota Ave	CDBG	Four-Family	2746	295101156004	F			17 Mount Pleasant
3316 Missouri Ave	CDBG	Three-Family	1527	295101243002	F	Benton Park	Local & National	22 Benton Park
3320 Missouri Ave	CDBG	Three-Family	1527	295101243002	F	Benton Park	Local & National	22 Benton Park
3537 Missouri Ave	NSP	Single-Family	1557	295101243002	F	Benton Park	National	18 Marine Villa
4646 Moraine Ave	CDBG	Vacant Lot	3556.01	295101096005	F			69 Penrose
2907 Mount Pleasant St	CDBG	Single-Family	2719	295101156005	E			17 Mount Pleasant
3229-31 Natural Bridge Ave	CDBG	Vacant Lot	1925	295101105002	I			67 Fairground Neighborhood
2816-18 Nebraska Ave	CDBG	Vacant Lot	1426	295101242001	F	Fox Park (Expansion /) St. Francis de Sales	Local & National	24 Fox Park
3410 Nebraska Ave	CDBG	Two-Family	1573	295101241004	F	Gravois Jefferson Streetcar Suburb	National	19 Gravois Park
8997 Newby Ct	NSP	Single-Family	5434	295101083003	H			74 Baden
1523 Newhouse Ave	CDBG	Single-Family	2407	295101267001	I	Hyde Park	Certified Local	65 Hyde Park

EXHIBIT B

NOFA: November 7, 2016

Community Development Administration - Notice of Funding Availability: Neighborhood Stabilization Program (NSP) and Community Development Block Grant-Assisted Project Site

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Site Address	Funding Source	Land Use	City Block	Census 2010 Block Group ID (MVA)	MVA Category (April 2014 MVA Revision)	Historic District	Historic District Type	Neighborhood with Number
4742 Northland Ave	CDBG	Vacant Lot	4477.02	295101067002	H			55 Kingsway East
5235 Northland Ave	NSP	Single-Family	4503.05	295101065001	H			52 Kingsway West
3025 Ohio Ave	CDBG	Vacant Lot	1983	295101242001	F	Gravois Jefferson Streetcar Suburb	National	30 Benton Park West
3141 Ohio Ave	CDBG	Vacant Lot	1759	295101242003	F	Gravois Jefferson Streetcar Suburb	National	30 Benton Park West
3143 Ohio Ave	CDBG	Vacant Lot	1759	295101242003	F	Gravois Jefferson Streetcar Suburb	National	30 Benton Park West
3923 Ohio Ave	NSP	Two-Family	2566	295101241001	F	Gravois Jefferson Streetcar Suburb	National	16 Dutchtown
3175 Oregon Ave	CDBG	Two-Family	1475	295101242002	E	Gravois Jefferson Streetcar Suburb	National	30 Benton Park West
2842 Osage St	NSP	Single-Family	2601	295101157002	F	Gravois Jefferson Streetcar Suburb	National	16 Dutchtown
4200 Osceola St	CDBG	Vacant Lot	5327	295101152003	E			5 Bevo Mill
5027 Page Blvd	CDBG	Single-Family	3791	295101066001	I			51 Academy
5031 Page Blvd	CDBG	Vacant Lot	3791	295101066001	I			51 Academy
5038 Page Blvd	CDBG	Two-Family	5153	295101122001	F	Mount Cabanne Raymond Place	National	51 Academy
5040 Page Blvd	CDBG	Two-Family	5153	295101122001	F	Mount Cabanne Raymond Place	National	51 Academy
4016-18 Palm St	CDBG	Vacant Lot	5193	295101103001	F			56 The Greater Ville
4019-21 Palm St	CDBG	Four-Family	5192	295101103001	F			56 The Greater Ville
3820 Pennsylvania Ave	CDBG	Vacant Lot	1632	295101241002	F	Gravois Jefferson Streetcar Suburb	National	16 Dutchtown
4021 Pennsylvania Ave	CDBG	Two-Family	2599	295101157002	F	Gravois Jefferson Streetcar Suburb	National	16 Dutchtown
4463 Penrose St	CDBG	Single-Family	4416.17	295101101003	H			69 Penrose
768 Ponce Ave	CDBG	Vacant Lot	5204	295101270002	I			74 Baden
4423 Red Bud Ave	NSP	Two-Family	3563	295101096003	F			68 O'Fallon
5401 Robin Ave	CDBG	Vacant Lot	5127	295101072001	I			72 Walnut Park East
2747 Rutger St	CDBG	Vacant Lot	1817	295101274003	B			31 The Gate District
2750 Rutger St	CDBG	Vacant Lot	1818	295101274003	B			31 The Gate District
2777 Rutger St	CDBG	Vacant Lot	1817	295101274003	B			31 The Gate District
4208-10 W Sacramento Ave	CDBG	Vacant Lot	3609	295101102004	I			68 O'Fallon
5729 Saloma Ave	CDBG	Vacant Lot	5391.01	295101072002	I			72 Walnut Park East
1045 Sells Ave	CDBG	Two-Family	4248.05	295101081003	H			74 Baden
2737 Shenandoah Ave	CDBG	Vacant Lot	1380	295101231004	E	Fox Park	Certified Local	24 Fox Park
6139 Sherry Ave	CDBG	Vacant Lot	4887	295101073005	H			76 Walnut Park West
6167 Sherry Ave	CDBG	Single-Family	4887	295101073005	H			76 Walnut Park West
3725 St Ferdinand Ave	CDBG	Vacant Lot	1872.22	295101115001	H			59 JeffVanderLou
3729 St Ferdinand Ave	CDBG	Vacant Lot	1872.22	295101115001	H	The Ville	Local	59 JeffVanderLou
3741 St Ferdinand Ave	CDBG	Vacant Lot	1872.22	295101115001	H			59 JeffVanderLou
3743 St Ferdinand Ave	CDBG	Vacant Lot	1872.22	295101115001	H			59 JeffVanderLou
3745-49 St Ferdinand Ave	CDBG	Vacant Lot	1872.22	295101115001	H			59 JeffVanderLou
4533 St Ferdinand Ave	CDBG	Single-Family	3717	295101112001	I	The Ville	Local	56 The Greater Ville
4914 St Louis Ave	CDBG	Two-Family	4493.02	295101067004	F			55 Kingsway East
4942 St Louis Ave	CDBG	Two-Family	4493.02	295101067004	F			55 Kingsway East
3202 Sullivan Ave	CDBG	Single-Family	5213	295101104001	H	Lindell Park Subdivision Historic District	National	59 JeffVanderLou

EXHIBIT B

NOFA: November 7, 2016

Community Development Administration - Notice of Funding Availability: Neighborhood Stabilization Program (NSP) and Community Development Block Grant-Assisted Project Site

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Site Address	Funding Source	Land Use	City Block	Census 2010 Block Group ID (MVA)	MVA Category (April 2014 MVA Revision)	Historic District	Historic District Type	Neighborhood with Number
4527-29 Swan Ave	CDBG	Vacant Lot	5047	295101181002	G			39 Forest Park Southeast
2419 N Taylor Ave	CDBG	Vacant Lot	3718	295101112001	I	The Ville	Local	56 The Greater Ville
3224 N Taylor Ave	CDBG	Single-Family	4463	295101101001	H			56 The Greater Ville
5805-07 Thekla Ave	CDBG	Vacant Lot	5129	295101072001	I			72 Walnut Park East
5036 Ulena Ave	CDBG	Vacant Lot	5648	295101154003	E			5 Bevo Mill
2932 University St	CDBG	Single-Family	5223	295101104001	H	Lindell Park Subdivision Historic District	National	59 JeffVanderLou
3817 Vest Ave	CDBG	Two-Family	1247	295101202001	H			65 Hyde Park
4175 Washington Blvd	CDBG	Vacant Lot	4875	295101192001	A			38 Central West End
1720 Whittier St	CDBG	Two-Family	3661	295101113002	I	The Ville	Local	57 The Ville
1917 Whittier St	CDBG	Vacant Lot	3678	295101113002	I	The Ville	Local	57 The Ville
4740 Wren Ave	CDBG	Vacant Lot	5549	295101074002	I			72 Walnut Park East

General Notes:

- (1) City blocks are rectangular divisions of city land typically separated by alleys. A "block" does NOT refer to a double-sided block face.
- (2) The count of total NSP / CDBG projects on each city block includes the property itself.
- (3) All NSP/CDBG project sites are technically under Land Reutilization (LRA) ownership. Counts of LRA vacant buildings and lots by city block INCLUDE the NSP/CDBG property itself.

Private Vacant Lot Notes

Vacant lots were filtered to exclude any parcels with completed building permits after 1/1/2005. This filter would account for any subsequent construction on the lot following the designation of the lot as an Assessor Code 1010 (Vacant Residential Lot).

Private vacant lots are as defined by the Assessor of the City of St. Louis. Private vacant parcels that have minor improvements, such as fencing and paving, may be included. Identified by an Assessor Use of "1010" (residential use only);

"Private" ownership excludes: (1) Government entities, which comprise the following Assessor parcel classes: City of St. Louis, State of Missouri, Federal Government, utilities (as Assessed), rail roads (as Assessed) and other non-taxable government entities; and (2) Land Reutilization Authority (LRA); Land Clearance for Redevelopment Authority (LCRA); and Planned Industrial Expansion Authority (PIEA).

Private Vacant Building Notes

Vacant Building refers to those structures identified as vacant by the City of St. Louis Building Division Inspectors during the annual Vacant Buildings Survey (VBS). The survey covers only "visibly vacant" buildings—i.e., those that are vacant and vandalized. The latest survey was conducted in March 2015. Buildings with completed demolition permits after November 1, 2014 have been removed from the 2015 VBS list and are not included in the totals.

"Private" ownership excludes: (1) Government entities, which comprise the following Assessor parcel classes: City of St. Louis, State of Missouri, Federal Government, utilities (as Assessed), rail roads (as Assessed) and other non-taxable government entities; and (2) LRA, LCRA, PIEA.

Land Reutilization Authority (LRA) Vacant Lot and Building Notes

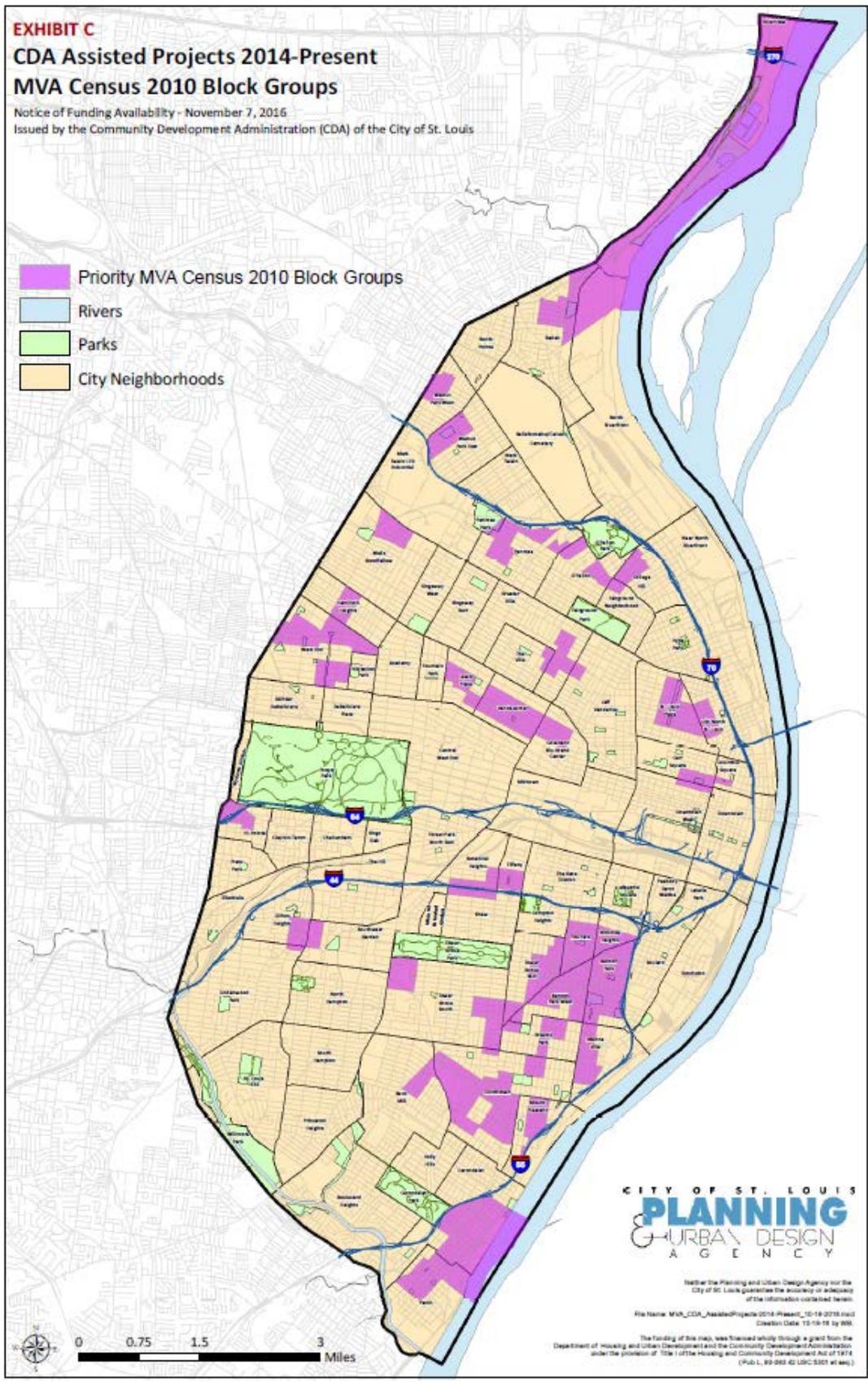
Land Reutilization Authority (LRA) data on both vacant lots and vacant buildings obtained from the LRA database. Any overlapping properties between the private vacancy list and the LRA database were credited to LRA and removed from the private list due to the fact that the LRA database is updated on a daily basis.

EXHIBIT C

**CDA Assisted Projects 2014-Present
MVA Census 2010 Block Groups**

Notice of Funding Availability - November 7, 2016
Issued by the Community Development Administration (CDA) of the City of St. Louis

-  Priority MVA Census 2010 Block Groups
-  Rivers
-  Parks
-  City Neighborhoods



CONFLICT OF INTEREST DISCLOSURE

Addendum to Community Development Administration Housing Application

(to be completed and signed by Applicant)

- Attach additional sheets if needed -

PROJECT NAME/ADDRESS: _____

APPLICANT/DEVELOPMENT ENTITY NAME: _____

Is any owner, member, stockholder, partner, officer or director of the Borrower or the Operating Entity, or any member of the immediate family of any such person, an elected or appointed official of the City of St. Louis or an employee of the City of St. Louis, the Community Development Administration (CDA), or the St. Louis Development Corporation? "Immediate family" for purposes of this question includes a person's spouse, parents, grandparents, siblings, and grandchildren, but does not include distant relatives such as cousins, unless those persons live in the same household. "Immediate family" for purposes of this question also includes a significant other or a partner in a domestic relationship.

Yes No

If Yes, list the name of the person, the elected official or employee to whom that person is related, and the relationship between those persons:

Does any person owning more than 20% of the Borrower or Operating Entity buy from, sell, or use the service of any concern in which someone in the company has a significant financial interest?

Yes No

If Yes, please explain:

PROJECT NAME/ADDRESS: _____

APPLICANT/DEVELOPMENT ENTITY NAME: _____

Has any principal or affiliate of the Borrower or Operating Entity ever received previous government financing?

Yes No

If Yes, please provide the following information:

Name of Agency _____

Original Amount: _____

Date of Request: _____

Approved: _____

Outstanding Balance: _____

Status: _____

Does the Borrower or Operating entity, or do the owners or majority stockholders of the Borrower or Operating Entity, own or have a controlling interest in other businesses?

Yes No

If Yes, please provide the names and relationships of the individuals to the businesses and attach a current balance sheet and operating statement for each business identified.

Is the Borrower, Operating Entity or any of their officers involved in or aware of any pending or threatened order, notice, claim, litigation, proceeding or investigation, whether or not covered by insurance, that would materially adversely affect their financial condition or that of the proposed project or materially impair their right to carry on business substantially as now conducted?

Yes No

If Yes, please provide details including the parties involved in the suit and the nature of the claims.

PROJECT NAME/ADDRESS: _____

APPLICANT/DEVELOPMENT ENTITY NAME: _____

Has any officer of the Borrower or Operating Entity ever been involved in bankruptcy or insolvency proceedings?

Yes No

If Yes, please provide details:

Have any of the individual owners of the Borrower or Operating Entity ever been charged or convicted of a misdemeanor or a felony?

Yes No

If Yes, please provide details:

Applicant/Development Entity Name: _____
Please Print

Signature: _____

Date: _____

WARNING: U.S. Criminal Code, Section 1010, Title 18, U.S.C., "Federal Housing Administration transactions provides in part: "Whoever, for the purpose of . . . influencing any way the action of such Administration . . . makes, passes, utters, or publishes any statement, knowing the same to be false . . . shall be fined not more than \$5,000 or imprisoned not more than two years, or both."

**City of St. Louis
Community Development Administration
Winter 2016 NOFA – Residential Development**

ELIGIBILITY ANALYSIS & COMPLETENESS REVIEW

This form will be completed by CDA staff after reviewing proposals. Each application submitted will be reviewed by a selection committee consisting of management-level staff with residential development financing experience.

Applicant: _____

Project: _____

Reviewed by: _____ **Date:** _____

Eligibility Analysis

If NO is checked for any items, then bonus points for eligibility will not be awarded to the application.

<u>N/A</u>	<u>YES</u>	<u>NO</u>	<u>DESCRIPTION</u>
			1. Application received on or by 4:00PM, Friday, December 30, 2016
			2. Federal Identification Number provided
			3. City of St. Louis tax and business license successfully verified (CBI Clearance)
			4. Complete & satisfactory CDA Conflict of Interest Disclosure Statement provided
			5. State of Missouri Certificate of Corporate Good Standing provided, dated no more than 6 months old
			6. No evidence of debarment on www.SAM.gov
			7. Four hard copies of CDA Application & Proforma provided
			8. One original copy of CDA Application & Proforma with original signatures provided
			9. One electronic copy of Excel-based CDA Application & Proforma (<i>VERSION – November 2016</i>) emailed to CDAnofa@stlouis-mo.gov
			10. All checklist cover items are submitted in order and each item is clearly identified
			11. Applicant has not defaulted on a previous CDA loan or failed to repay to CDA tax credit sales proceeds
			12. Proposal meets a HUD National Objective
			13. Proposal meets a HUD Eligible Activity
			14. Applicant proposes the development of residential units

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Continue to Page 2

Proposal Completeness Review

If NO is checked for any section, the application will be determined to be incomplete. Bonus points will not be awarded.

<u>N/A</u>	<u>YES</u>	<u>NO</u>	<u>DESCRIPTION</u>
			I. Signed Certification Form (Part X of CDA Application & Proforma Worksheet)
			II. Applicant/Organization Profile
			1. Description of Development Team Experience
			a. Organizational Chart
			2. City of St. Louis Business License
			3. State of Missouri Certificate of Corporate Good Standing
			4. Articles of Incorporation, if applicable
			5. Proof of Nonprofit Status, if applicable
			6. Nonprofit By-Laws, if applicable
			7. Roster of Board Members, if applicable
			8. CDA CHDO Certification Letter, if applicable
			9. Development Partnership Agreement, if applicable
			10. CDA Conflict of Interest Disclosure Statement
			III. Summary of Proposed Residential Development Project
			1. Preliminary Schematic Plans, including proposed site plan, elevations, and floorplans
			2. Market Analysis or Independent Appraisal
			3. Letter of Interest from Construction Lender or Proof of Funds
			4. Evidence of Site Control, if not LRA-owned
			IV. CDA Application & Proforma, in hard copy (<i>VERSION – November 2016</i>)
			1. Application, with original Developer signatures
			2. Development Budget
			3. Construction Budget, with original General Contractor signatures
			4. Summary Sources & Uses Statement
			5. Buyer Affordability Analysis (for-sale applications only)
			6. Unit Information & Gross Revenue Potential, including Utilities & Rent Limits (rental applications only)
			7. Annual Operating Budget (rental applications only)
			8. Operating Cash Flow Projections (rental applications only)
			9. Capital Needs Assessment (rental applications only)
			10. Anticipated MBE/WBE Utilization Summary Statement
			11. Loan Calculation Sheet

CDA STAFF USE ONLY

DATE RECEIVED: _____

TIME RECEIVED: _____

BY (initials): _____

PROPOSAL COMPLETE?

_____ **YES**

_____ **NO**

****PLEASE NOTE:** Individual Ratings will be averaged to achieve the application's FINAL score.

Application Number: _____ Rater Number: _____

City of St. Louis Community Development Administration
Winter 2016 NOFA – Residential Development Proposal Rating Sheet

Applicant Name: _____

Project Name: _____

Date of Rating: _____

Instructions: Rate each proposal based on the following criteria. Total the rating at the bottom of the page.

Priorities: Does the applicant propose the redevelopment of City-owned inventory?	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
	1 to 5+ LRA-Owned, MVA Market Types A-B-C-H-I				1 to 5+ LRA-Owned, MVA Market Types D-E-F-G				1 to 5+ CDA-Assisted, MVA Market Types A-B-C-H-I				1 to 5+ CDA-Assisted, MVA Market Types D-E-F-G							

Target Areas: Is the proposed project located in a targeted MVA Market Type?	1	2	3	4
	ABC	HI	G	DEF

Targeted Households: Does the proposed project provide affordable housing to income-eligible households?	1	2	3	4	5	6	7	8
	Market-Rate	120% AMI		80 % AMI		50 % AMI		

PAGE TOTAL	
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Construction Costs: Are the proposed costs reasonable (including price-per-square foot average) and necessary?	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
	Budget is neither clear nor well-defined.					Budget is too low or too high, compared to similar projects. Exceeds CDA maximum limits.					Budget is clear and well-defined. Reasonable hard cost-per-square foot average.				

Design: Is the proposed design consistent with neighborhood context? Does the proposed project comply with required CDA & Section 106 guidelines for Historic Properties?	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
	Project is not compatible with neighborhood context.				Incomplete/insufficient information provided. Requires further comment from CDA & CRO.				Detailed schematic plans provided.				Preliminary review by CDA & CRO underway.		

Sustainability & Energy Standards: Will the applicant pursue any green/sustainability certification other than Energy Star?	1	2	3	4	5
	Universal Design, LEED, NAHB Green Building Certification, EPA Water Sense, Passive Home, etc.				

Collaboration: Does proposed project involve nonprofit participation or other neighborhood cooperation and/or other support?	1	2	3	4	5	6	7	8
	Demonstrates little cooperation with and/or support from non-profits or other neighborhood organizations.				Demonstrates significant cooperation with and/or support from non-profits or other neighborhood groups.			

Applicant Qualifications: Does the applicant have sufficient experience and capacity and can demonstrate having successfully completed similar projects?	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
	Applicant shows little experience and/or has a poor track record.				Applicant demonstrates some experience, but either unknown work quality or involves types of work different than proposed effort.				Experienced applicant with a high quality record conducting similar efforts successfully.				Quality record on other publicly-assisted projects.		

Applicant Financial Qualifications: Does the applicant demonstrate the financial capacity necessary to complete the project as proposed?	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	
	Limited or insufficient sources of financing identified. Does not leverage public funds with private financing or developer equity.				Private financing sources identified. Limited or insufficient contingency reserves budgeted. Public funding request not fully leveraged with other sources.				Sufficient sources of financing identified. Reasonable contingency reserves budgeted. Request for public funding sufficiently leveraged with private financing and/or developer equity.							

Eligibility & Completeness Review: Is the applicant eligible to apply for CDA assistance? Did the applicant use the most current CDA spreadsheet format? Is the application provided complete? Are sections in order and clearly marked?	1	2	3	4	5	6	7	8	9	10
	<p>Applications that successfully pass CDA Eligibility & Completeness Review and are submitted using the most recent CDA spreadsheet format (<i>VERSION – November 2016</i>) will receive the full 10 bonus points available. All other applications will not score for this section, but will still be reviewed & rated.</p>									

BONUS POINTS Sustainability: Does this proposal address any items identified in the Mayor's Sustainability Plan/Action Agenda?	1	2	3	4	5
	Proposal involves one or more of the following:				
	<ul style="list-style-type: none"> Access to greenspace, trails, or parks (within 1-mile radius) Addresses chronic homelessness Remediation of currently vacant property (building/structure only) Housing for: <ul style="list-style-type: none"> Disabled Elderly Previously homeless Persons with HIV/AIDS 				

PENALTY CONSIDERATION Supplemental Application: Does applicant request additional project funding for an activity where a previous CDA commitment has already been made - either proposed or underway?	-25	0
	YES	NO

BONUS POINTS Crime Prevention: Does this proposal assist the efforts identified in the City of St. Louis Plan to Reduce Crime through Prevention, Intervention, Enforcement, and Reentry Strategies (PIER)?	1	2	3	4	5	6	7	8	9	10
	Proposal involves one or more of the following:									
	<ul style="list-style-type: none"> Investment and development in priority neighborhoods Re-use of currently vacant lots Reducing transportation barriers Providing housing opportunities for nonviolent offenders Employment opportunities in high crime areas Providing education opportunities for reentering offenders 									

BONUS POINTS Timeliness: Does this proposal include addresses with time-sensitive HUD deadlines or located in a target Census Block Group?	1	2	3	4	5	6	7	8	9	10
	Only proposals that include addresses identified in the Priority List of CDA-Assisted Properties section of the NOFA or located in a target Census 2010 Block Group ID will receive a full additional 10 bonus points.									

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RATER NOTES:

Applicant Name:

Project Name:

TOTAL POINTS: _____ **out of 140**