

City of St. Louis

Community Development Administration

Notice of Funding Availability
Summer 2016
General Workshop Presentation
May 13, 2016

Introduction to CDA

- CDA is an agency of the City of St. Louis
- CDA administers federal funding received by HUD
- CDA conducts programs according to a
5-year Consolidated Plan
- CDA partners with other government agencies, non-profit organizations, and private firms
 - Housing Development & Historic Preservation
 - Home Repair
 - Business & Economic Development
 - Public Facility Improvements
 - Social Service Programs

Housing Production Funds - Sources

CDA receives an allocation of funding from HUD to assist the financing of residential real estate development efforts.

- **Community Development Block Grant (CDBG)**

- Market-rate housing developments
- Annual allocation

- **HOME Investment Partnership (HOME)**

- Housing for low- and moderate-income households
- Annual allocation

- **Neighborhood Stabilization Program (NSP)**

- Redevelopment of foreclosed properties
- Housing for low- and moderate- and middle-income households
- One-time allocation

Housing Production Funds – Uses

- **Development Gap Subsidy**

The difference between a completed project's appraised value and the total development cost needed to conduct that project.

- **Bridge Loan Financing**

Construction period financing secured by a future permanent financing source, such as tax credits.

- **Homebuyer Affordability Assistance**

Forgivable loan to be used for down-payment or mortgage buy-down.

Notice of Funding Availability (NOFA)

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

The Fall 2015 NOFA solicits applications for residential developments to be financed from the following sources:

- **\$1,500,000 – CDBG**
- **\$500,000 – HOME**

Market Value Analysis (MVA)

www.stlouis-mo.gov/mva

- Statistical Tool
 - Residential Market Data
 - Classification of City Areas
 - Clusters of Shared Characteristics
- Targeted Housing Resources
 - Prioritize Areas
 - Identify Strategies
 - Direct Investment

MVA Assessment Data Types

Cluster	# BG	Median Sales Price 2010-2012	Variance Sales Price 2010-2012	Foreclosure by Sales 2010 - 2012	% Bank & Investor Sales 2010-2012	% Non-Residential 2013	% Owner Occupied 2010	% Vacant Housing Units 2010	% Subsidized Rental Housing 2013	Permits as a % of Housing Units 2010-2013	% Vacant Residential Land 2013
A	31	\$205,311	0.55	13.08%	6.74%	25.83%	44.95%	12.96%	1.58%	8.58%	4.77%
B	26	\$147,016	0.56	31.21%	9.26%	68.80%	29.48%	15.16%	13.68%	12.18%	12.80%
C	46	\$122,314	0.44	20.69%	14.40%	10.55%	66.99%	9.15%	1.24%	3.57%	1.50%
D	53	\$82,614	0.60	30.01%	19.07%	31.59%	54.03%	15.49%	4.21%	5.92%	7.59%
E	46	\$48,766	0.74	34.99%	27.54%	25.90%	46.87%	18.16%	5.91%	3.03%	4.28%
F	51	\$27,940	0.92	40.84%	28.40%	19.13%	43.00%	23.96%	10.44%	2.23%	12.28%
G	11	\$21,578	1.04	38.77%	27.04%	81.72%	47.92%	22.07%	15.63%	7.35%	16.26%
H	38	\$14,053	1.08	35.96%	34.58%	18.29%	49.51%	27.17%	9.73%	2.21%	18.48%
I	40	\$8,036	1.27	33.55%	38.21%	33.30%	42.95%	32.14%	15.47%	3.15%	35.00%
Not Classified, Estimated, or Split	18										
Study Area	360	\$72,006	0.78	31.33%	23.82%	30.45%	46.85%	19.58%	8.40%	4.75%	12.51%

NOFA Priority Areas

- Prioritize CDA funds in areas where public assistance will be the most effective
 - Identify neighborhood needs
 - Build upon area strengths
 - Concentrated investment strategy
 - Leverage public funds
 - » Independent development efforts
 - » Other available project financing

**All areas of the City are eligible
to receive CDA housing production financing!**

NOFA Priority Areas Census Block Groups

Additional priority will be given to those proposals located in Census 2010 Block Group IDs where other CDA-assisted developments have recently occurred.

Positive Impact on MVA Market Types:

- Increase permits per housing units
- Decrease vacant residential buildings
- Increase owner-occupied housing
- Decrease foreclosure sales

Request for Proposals (RFP)

CDA-financed, LRA-owned

- Existing Inventory
- Acquired with CDBG or NSP
- New Construction and Rehab Opportunities
- Models CDA's Previous RFP Process

Priority List of Properties

CDA activities with HUD-imposed, time-sensitive deadlines.

**Completion of these projects
are top CDA priorities.**

- Existing Inventory
- Acquired with CDBG or NSP
- New Construction and Rehab Opportunities

Eligible Applicants

- Private, for-profit developers
- Non-profit, active housing organizations
 - CHDOs
 - CBDOs
 - Neighborhood Development Organizations
- Owner-occupants

Ineligible Applicants

- Individuals or entities who have defaulted on a previous CDA loan
- Development team consisting of members, partners, or affiliates (including consultants) who have been debarred by HUD or whose participation creates a conflict of interest working with St. Louis City and/or CDA
 - Signed Conflict of Interest Disclosure Statement is required

Eligible Projects

- For-Sale Housing Developments
- Rental Housing Developments
- Mixed-Use Developments
- Rehabilitation
- New Construction
 - Avoiding demolition where possible is preferred

RFP Property Access

Coordinate with LRA for access to their properties.

- Minimum 48-hour notice
- Signed waiver required
- No viewings after 5:00_{PM} on June 3, 2016

LRA Staff is not available to answer questions regarding the NOFA process or related regulations and guidelines.

Required Application Materials

The NOFA includes a Checklist of Required Items:

- **Applicant/Organization Profile**
- **Summary of Proposed Project**
- **Complete CDA Application Spreadsheet**
 - VERSION – May 2016
 - Sections should be clearly marked and in checklist order
 - One completed digital copy must be provided
 - One copy with original signatures, in three-ring binder
 - Three backup copies for evaluation & review

Application Materials (continued)

Applicant/Organization Profile

- Development Team & Experience
 - Organizational Chart
 - Articles of Incorporation
 - Business License
 - Certificate of Corporate Good Standing
 - Conflict of Interest Disclosure Statement

Application Materials (continued)

Additional Profile Documents May Apply:

- Proof of Non-Profit Status
- Non-Profit By-Laws
- Roster of Board Members
- CHDO/CBDO Certification Letters
- Development Partnership Agreements

Application Materials (continued)

Summary of Proposed Project

- Preliminary Schematic Plans
Site Plan, Elevations, and Floorplans
- Market Analysis or Independent Appraisal
- Letter of Interest from Construction Lender or Proof of Funds (Developer Equity)
- Evidence of Site Control (unless LRA-owned)
Deed/Title, Contract, or Option

Evaluation & Rating Procedure

All applications submitted will be reviewed.

- **Eligibility and Completeness Review**

A 10-point bonus will be applied to applications that pass the initial completeness review.

- **CDA Selection Committee**

Proposals will be rated by six members of CDA staff with residential development financing experience. Individual ratings will be averaged for an application's final score.

Eligibility & Completeness Review

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

ELIGIBILITY ANALYSIS & COMPLETENESS REVIEW

This form will be completed by CDA 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 Analysts

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

NA	YES	NO	DESCRIPTION
			1. Application received on or by 4:00PM, Friday, June 10, 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 delinquent on www.S&M.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 (VERSION – May 2016) emailed to CDAAnfa@cityofstlouis-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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Proposal Completeness Review

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

NA	YES	NO	DESCRIPTION
			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 (VERSION – May 2016)
			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. LMI 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 MANAGEMENT USE ONLY

DATE RECEIVED: _____ TIME RECEIVED: _____ BY (initials) _____

PROPOSAL COMPLETE? _____ YES _____ NO

NOFA Ratings Sheet

****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
 May 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 3+ IRA-Owned, MVA Market Types A,B,C,H,I					1 to 5+ IRA-Owned, MVA Market Types D,E,F,G					1 to 3+ CDA-Assisted, MVA Market Types A,B,C,H,I					1 to 3+ 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 _____

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.			

PAGE TOTAL _____

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
	Applications that successfully pass CDA Eligibility & Completeness Review and are submitted using the most recent CDA spreadsheet format (VERSION – May 2016) will receive the full 10 bonus points available. All other applications will not score for this section, but will still be reviewed & rated.									

PAGE TOTAL _____

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 greenparks, trails, or parks (within 1/2 mile radius) Address chronic homelessness Rehabilitation of currently vacant property (building/structure only) Housing for: <ul style="list-style-type: none"> Disabled Elderly Previously homeless Persons with HIV/AIDS 				

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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CDA Compliance Information & Underwriting Guidelines

- Income Limits
- Maximum Per-Unit Subsidy Limits
- Development Cost Standards
 - Developer Fees
 - Contractor Profit & Overhead
 - Contingency
- Cost Allocation/Leveraged Resources
- Explain Aberrations/Deviations

**St. Louis CDA For Sale Housing Production Program
For Sale Housing Production: Compliance Information & Underwriting Guidelines**

Project Number	Household Size (persons)	100% AMI (Approximate)	HOME 80% HUD AMI Income Limit	NSIP 100% AMI Income Limit
	1	\$49,250	\$38,400	\$39,050
	2	\$54,250	\$45,000	\$47,500
	3	\$53,313	\$50,950	\$75,900
	4	\$73,313	\$96,250	\$54,350
	5	\$73,938	\$60,750	\$81,100
	6	\$21,463	\$65,250	\$37,800

Project Number	Maximum HOME Sale Price Limits = 80% Area Median Purchase Price	Provisional Project Average Sale Price	
	# of Units in Home		
	Single Family	\$143,000	\$228,000
	2 Family (duplex)	\$182,000	\$292,000
	3 Family (triplex)	\$221,000	\$353,000
	4 Family (quad)	\$274,000	\$438,000

Project Number	Bedrooms	# of Units in Project	Max Limit/Unit	Gross Subsidy Limit
	0		\$137,361	\$0
	1		\$157,465	\$0
	2		\$191,477	\$0
	3		\$247,726	\$0
	4		\$271,806	\$0

Development Costs Standards	Minimum	Maximum	Notes	Project #	Within Limits?
Construction Contingency					
New Construction	5.0%	7.5%	of Construction Costs - recommendation only		
Rentals	7.5%	10.0%			
Developer Fee					
New Construction	na	12.0%	of TDC (including Developer Fee itself)		
Rentals	na	15.0%			
Contractor's Fees					
Profit	na	8.0%	of Construction (less profit overhead, conting of Construction (less profit overhead, conting	#DIV/0!	#DIV/0!
Overhead	na	2.0%		#DIV/0!	#DIV/0!
General Conditions	na	6.0%		#DIV/0!	#DIV/0!

Underwriting Standards	Minimum	Maximum Allowed	Notes	Project #	Within Limits?
CDA Construction Loan LTV	75.0%	90.0%	recommendation only	#DIV/0!	#DIV/0!
Maximum Development Subsidy	0.0%	50.0%	of TDC	#DIV/0!	#DIV/0!
Direct Assistance to Buyers	\$3,000	Up to 20% of Sale Price	To maintain housing-to-income ratio. (CDA will automatically project help not be added.)		
Buyer Housing-to-Income Ratio	30.0%	30.0%		Verify for each buyer	

HOME Compliance (assumes CDA funding source is HOME - Disregard if another source is used)	Minimum	Maximum	Notes	Project #	Within Limits?
HOME Units & Investment					
Total Development Costs	\$0				
Total Units	0				
HOME Assisted Units	0		Minimum Required	#DIV/0!	#DIV/0!
Total HOME Investment	\$0		Correl. Loan + Dev. Subsidy + Homeowner Subsidy + State HOME		
HOME Construction Loan	\$0		#DIV/0! of TDC		
HOME Development Subsidy	\$0		#DIV/0! of Sale Price		
HOME Direct Homeowner Subsidy	\$0				
HOME from State	\$0				
Total HOME Investment per HOME Unit	#DIV/0!		#DIV/0! of TDC		
HOME Direct Homeowner Subsidy per HOME Unit	#DIV/0!				
Minimum Affordability Period	#DIV/0!		Based on Avg. Direct Buyer Subsidy/Unit		
Overall HOME Subsidy Layering Analysis					
Minimum Total HOME Investment	\$0	\$3,000 per unit, per local guidelines			
Maximum Total HOME Investment Allowed	\$0	See "Subsidy Limits" table above			
Is HOME Investment within HUD limits?	Yes				
HOME Leverage	#DIV/0!		Amount leveraged for every HOME dollar		

**St. Louis CDA Rental Production Application/Profile
FINANCIAL COMPLIANCE CHECKS**

Underwriting Standards	Target	Actuals #	Compliance Status
Underwriting Ratio	75%	75%	
Net Income (Year 1)	7%	7%	
Net Income (Year 2)	7%	7%	
Net Income (Year 3)	7%	7%	
Net Income (Year 4)	7%	7%	
Net Income (Year 5)	7%	7%	
Net Income (Year 6)	7%	7%	
Net Income (Year 7)	7%	7%	
Net Income (Year 8)	7%	7%	
Net Income (Year 9)	7%	7%	
Net Income (Year 10)	7%	7%	
Net Income (Year 11)	7%	7%	
Net Income (Year 12)	7%	7%	
Net Income (Year 13)	7%	7%	
Net Income (Year 14)	7%	7%	
Net Income (Year 15)	7%	7%	
Net Income (Year 16)	7%	7%	
Net Income (Year 17)	7%	7%	
Net Income (Year 18)	7%	7%	
Net Income (Year 19)	7%	7%	
Net Income (Year 20)	7%	7%	

Project Number	30% AMI	40% AMI	50% AMI	60% AMI	70% AMI	80% AMI	90% AMI
	\$14,000	\$18,000	\$22,000	\$26,000	\$30,000	\$34,000	\$38,000
	\$18,000	\$22,000	\$26,000	\$30,000	\$34,000	\$38,000	\$42,000
	\$22,000	\$26,000	\$30,000	\$34,000	\$38,000	\$42,000	\$46,000
	\$26,000	\$30,000	\$34,000	\$38,000	\$42,000	\$46,000	\$50,000
	\$30,000	\$34,000	\$38,000	\$42,000	\$46,000	\$50,000	\$54,000
	\$34,000	\$38,000	\$42,000	\$46,000	\$50,000	\$54,000	\$58,000
	\$38,000	\$42,000	\$46,000	\$50,000	\$54,000	\$58,000	\$62,000
	\$42,000	\$46,000	\$50,000	\$54,000	\$58,000	\$62,000	\$66,000

HOME Rent Limits	Low HOME	High HOME	Notes
0 Bedrooms	\$500	\$500	
1 Bedroom	\$550	\$550	
2 Bedrooms	\$600	\$600	
3 Bedrooms	\$650	\$650	
4 Bedrooms	\$700	\$700	

Development Costs Standards	Minimum	Maximum	Notes	Project #	Within Limits?
Construction Contingency					
New Construction	5.0%	7.5%	of Construction Costs - recommendation only		
Rentals	7.5%	10.0%			
Developer Fee					
New Construction	na	12.0%	of TDC (including Developer Fee itself)		
Rentals	na	15.0%			
Contractor's Fees					
Profit	na	8.0%	of Construction (less profit overhead, conting of Construction (less profit overhead, conting	#DIV/0!	#DIV/0!
Overhead	na	2.0%		#DIV/0!	#DIV/0!
General Conditions	na	6.0%		#DIV/0!	#DIV/0!

Underwriting Standards	Minimum	Maximum	Notes	Project #	Within Limits?
CDA Construction Loan LTV	75.0%	90.0%	recommendation only	#DIV/0!	#DIV/0!
Maximum Development Subsidy	0.0%	50.0%	of TDC	#DIV/0!	#DIV/0!
Direct Assistance to Buyers	\$3,000	Up to 20% of Sale Price	To maintain housing-to-income ratio. (CDA will automatically project help not be added.)		
Buyer Housing-to-Income Ratio	30.0%	30.0%		Verify for each buyer	

HOME Compliance (assumes CDA funding source is HOME - Disregard if another source is used)	Minimum	Maximum	Notes	Project #	Within Limits?
HOME Units & Investment					
Total Development Costs	\$0				
Total Units	0				
HOME Assisted Units	0		Minimum Required	#DIV/0!	#DIV/0!
Total HOME Investment	\$0		Correl. Loan + Dev. Subsidy + Homeowner Subsidy + State HOME		
HOME Construction Loan	\$0		#DIV/0! of TDC		
HOME Development Subsidy	\$0		#DIV/0! of Sale Price		
HOME Direct Homeowner Subsidy	\$0				
HOME from State	\$0				
Total HOME Investment per HOME Unit	#DIV/0!		#DIV/0! of TDC		
HOME Direct Homeowner Subsidy per HOME Unit	#DIV/0!				
Minimum Affordability Period	#DIV/0!		Based on Avg. Direct Buyer Subsidy/Unit		
Overall HOME Subsidy Layering Analysis					
Minimum Total HOME Investment	\$0	\$3,000 per unit, per local guidelines			
Maximum Total HOME Investment Allowed	\$0	See "Subsidy Limits" table above			
Is HOME Investment within HUD limits?	Yes				
HOME Leverage	#DIV/0!		Amount leveraged for every HOME dollar		

HOME Subsidy Limits	Minimum	Maximum	Notes
0 Bedrooms	\$0	\$0	
1 Bedroom	\$0	\$0	
2 Bedrooms	\$0	\$0	
3 Bedrooms	\$0	\$0	
4 Bedrooms	\$0	\$0	

Actual Realization of HOME Units (see notes on maximum assistance)	High HOME Units	Low HOME Units	Total
0 Bedrooms	0	0	0
1 Bedroom	0	0	0
2 Bedrooms	0	0	0
3 Bedrooms	0	0	0
4 Bedrooms	0	0	0
Total	0	0	0

HOME Subsidy Limits	Minimum	Maximum	Notes
0 Bedrooms	\$0	\$0	
1 Bedroom	\$0	\$0	
2 Bedrooms	\$0	\$0	
3 Bedrooms	\$0	\$0	
4 Bedrooms	\$0	\$0	

Maximum HOME Subsidy Allowed	Minimum	Maximum	Notes
0 Bedrooms	\$0	\$0	
1 Bedroom	\$0	\$0	
2 Bedrooms	\$0	\$0	
3 Bedrooms	\$0	\$0	
4 Bedrooms	\$0	\$0	

Additional Proposal Considerations

- NSP properties with strict completion deadlines
- Multiple City-owned properties
- Coordinated neighborhood efforts
- Construction standards that *exceed* Energy Star
- Mixed-income housing environments
- Mayor's Sustainability Plan & Action Agenda
- City of St. Louis Plan to Reduce Crime through Prevention, Intervention, Enforcement, and Reentry Strategies (PIER)
- Strong community support

City of St. Louis Plan to Reduce Crime through Prevention, Intervention, Enforcement, and Reentry Strategies (PIER)

Focus Neighborhoods

https://www.stlouis-mo.gov/government/departments/mayor/initiatives/public-safety/upload/Crime-Prevention-Plan_FINAL_20151215.pdf

- Dutchtown
- Wells Goodfellow
- JeffVanderLou
- Baden
- Greater Ville
- West End
- Penrose
- Gravois Park
- Mark Twain
- Hyde Park
- Walnut Park West
- Kingsway West
- Mark Twain I-70 Industrial
- O'Fallon
- Bevo Mill

FORECLOSURES-ALL							# OF SUBPRIME IN NEIGHBORHOOD			FORECLOSURES + SUBPRIME IN NEIGHBORHOOD		
(PER CITY ASSESSOR'S OFFICE PARCEL DATA RECORDS THROUGH SEPTEMBER, 2008)							(2005 - 2008; FEDERAL RESERVE BANK OF ST. LOUIS BY ZIP CODE; APPORTIONED BY % OF FORECLOSURES IN ZIP IN WARD)			(2005 - 2008; SUBPRIME FEDERAL RESERVE BANK OF ST. LOUIS BY ZIP CODE; APPORTIONED BY % OF FORECLOSURES IN ZIP IN WARD)		
NEIGHBORHOOD	TOTAL RESIDENTIAL PARCELS	ALL	2005 - 2008	VACANT BUILDING	2005-2008 % OF TOTAL PARCELS	BANK-OWNED	NEIGHBORHOOD	ALL	% OF TOTAL PARCELS	NEIGHBORHOOD	ALL	% OF TOTAL PARCELS
TOTALS TARGET A:	19,110	3,350	2,283	274	11.92%	458	TOTALS TARGET A:	2,101	10.99%	TOTALS TARGET A:	4,384	22.94%
TOTALS TARGET B:	13,114	1,651	1,120	172	8.54%	216	TOTALS TARGET B:	1,223	9.32%	TOTALS TARGET B:	2,343	17.87%
TOTALS TARGET C:	18,549	1,721	1,185	157	6.25%	254	TOTALS TARGET C:	1,194	6.30%	TOTALS TARGET C:	2,379	12.56%
TOTALS TARGET D:	18,540	593	529	44	3.37%	114	TOTALS TARGET D:	821	4.40%	TOTALS TARGET D:	1,420	7.78%
TOTALS ALL TARGETS:	68,813	7,706	6,217	647	7.47%	1,042	TOTALS ALL TARGETS:	6,888	7.86%	TOTALS ALL TARGETS:	10,668	15.12%
ALL	103,486	8,258	5,819	665	5.43%	1,124	ALL	5,837	6.84%	ALL	11,456	11.07%
19 Greent Park	3,521	477	302	31	19.86%	71	19 Greent Park	188	12.36%	19 Greent Park	490	32.22%
74 Baden	2,456	386	202	49	11.46%	59	74 Baden	337	13.71%	74 Baden	619	25.19%
30 Benton Park West	1,376	341	200	8	14.53%	39	30 Benton Park West	134	9.77%	30 Benton Park West	334	24.30%
70 Mark Twain I-70 Ind.	375	58	41	1	10.88%	5	70 Mark Twain I-70 Ind.	47	12.55%	70 Mark Twain I-70 Ind.	88	23.47%
76 Walnut Park West	1,480	279	181	48	12.35%	39	76 Walnut Park West	159	10.75%	76 Walnut Park West*	342	23.13%
72 Walnut Park East	1,783	256	199	28	11.36%	23	72 Walnut Park East	207	11.64%	72 Walnut Park East	406	22.80%
52 Kingway West	1,071	147	124	18	11.58%	23	52 Kingway West	109	10.14%	52 Kingway West	233	21.72%
51 Academy	1,054	167	105	18	9.90%	18	51 Academy	115	10.96%	51 Academy	220	20.92%
69 Penrose	2,490	335	193	43	9.84%	45	69 Penrose	295	11.03%	69 Penrose	520	20.87%
16 Dutchtown	8,423	780	514	24	11.67%	117	16 Dutchtown	400	9.02%	16 Dutchtown	938	20.70%
78 Hamilton Heights	1,081	124	86	8	7.96%	19	78 Hamilton Heights	129	11.98%	78 Hamilton Heights	215	19.93%
17 Mount Pleasant	1,044	167	109	4	10.44%	24	17 Mount Pleasant	92	8.80%	17 Mount Pleasant	201	19.24%
55 Kingway East	1,310	180	118	20	9.01%	27	55 Kingway East	133	10.17%	55 Kingway East	251	19.18%
56 Greater Villa	2,543	340	215	32	8.45%	34	56 Greater Villa	268	10.54%	56 Greater Villa	483	19.00%
68 O'Fallon	1,931	232	175	27	9.06%	34	68 O'Fallon	190	9.82%	68 O'Fallon	365	18.88%
54 Lewis Place	591	73	57	5	9.64%	16	54 Lewis Place	51	8.50%	54 Lewis Place	108	18.19%
24 Fox Park	869	126	75	11	8.53%	13	24 Fox Park	79	9.05%	24 Fox Park	154	17.68%
71 Mark Twain	1,587	173	124	18	7.81%	23	71 Mark Twain	143	8.90%	71 Mark Twain	285	16.72%
50 Wells Goodfellow	2,266	223	159	54	7.02%	27	50 Wells Goodfellow	209	9.21%	50 Wells Goodfellow	368	26.23%
18 Marine Villa	882	132	83	5	9.41%	17	18 Marine Villa	57	5.90%	18 Marine Villa	135	15.31%
62 Columbus Square	91	6	5	0	5.49%	1	62 Columbus Square	9	9.68%	62 Columbus Square	14	15.17%
67 Fairground	705	73	47	20	6.67%	12	67 Fairground	58	8.19%	67 Fairground	105	14.86%
58 Vandeventer	651	66	49	14	7.53%	13	58 Vandeventer	46	7.09%	58 Vandeventer	95	14.61%
73 North Pointe	1,482	143	95	14	6.41%	18	73 North Pointe	120	8.12%	73 North Pointe	215	14.52%
65 Hyde Park	1,142	111	77	28	6.74%	13	65 Hyde Park	86	7.69%	65 Hyde Park	165	14.43%
23 McKinley Heights	527	55	34	5	6.45%	8	23 McKinley Heights	40	7.55%	23 McKinley Heights	74	14.00%
53 Fountain Park	404	44	25	5	6.19%	7	53 Fountain Park	30	7.54%	53 Fountain Park	55	13.73%
25 Tower Grove East	1,840	219	152	6	8.21%	26	25 Tower Grove East	96	5.21%	25 Tower Grove East	247	13.42%
2 Patch	1,003	108	72	6	7.18%	17	2 Patch	59	5.99%	2 Patch	131	13.11%
1 Carondelet	2,743	288	193	9	7.04%	42	1 Carondelet	159	5.78%	1 Carondelet	352	12.82%
48 West End	1,540	95	70	8	5.22%	21	48 West End	100	7.47%	48 West End	170	12.69%
49 Visitation Park	213	14	11	1	5.16%	4	49 Visitation Park	15	6.92%	49 Visitation Park	26	21.09%
57 The Ville	711	61	44	9	6.19%	8	57 The Ville	42	5.89%	57 The Ville	86	12.08%
66 College Hill	745	57	42	11	5.64%	6	66 College Hill	45	6.05%	66 College Hill	87	11.69%
31 The Gate District	826	63	43	5	5.21%	8	31 The Gate District	46	5.52%	31 The Gate District	89	10.72%
5 Bevo Mill	4,401	309	220	16	5.00%	46	5 Bevo Mill	241	5.47%	5 Bevo Mill	461	10.67%
77 Covenant Blu-Grand Center	216	15	12	1	5.56%	5	77 Covenant Blu-Grand Center	10	4.72%	77 Covenant Blu-Grand Center	22	10.27%
15 Tower Grove South	4,403	308	200	3	4.54%	35	15 Tower Grove South	240	5.45%	15 Tower Grove South	440	9.99%
59 Jeff Vanderlou	1,404	94	61	16	4.34%	10	59 Jeff Vanderlou	78	5.55%	59 Jeff Vanderlou	139	9.90%
27 Shaw	3,027	140	78	2	3.85%	20	27 Shaw	114	5.64%	27 Shaw	192	9.49%
39 Forest Park South East	981	66	37	9	3.77%	1	39 Forest Park South East	54	5.49%	39 Forest Park South East	91	9.26%
22 Benton Park	1,497	117	72	9	4.81%	16	22 Benton Park	53	3.52%	22 Benton Park	125	8.33%
41 Cheltenham	234	9	9	0	3.85%	1	41 Cheltenham	7	3.14%	41 Cheltenham	16	6.99%
60 St. Louis Place	707	26	17	2	2.40%	3	60 St. Louis Place	30	4.22%	60 St. Louis Place	47	6.62%
29 Tiffany	282	11	8	0	2.84%	2	29 Tiffany	9	3.18%	29 Tiffany	17	6.02%
11 Clifton Heights	1,397	41	28	0	2.00%	3	11 Clifton Heights	55	3.91%	11 Clifton Heights	83	5.91%
63 Old North St. Louis	319	20	8	0	2.51%	0	63 Old North St. Louis	10	3.29%	63 Old North St. Louis	18	5.79%
26 Compton Heights	461	20	11	0	2.29%	3	26 Compton Heights	14	3.01%	26 Compton Heights	25	5.30%
13 Southwest Garden	1,782	49	33	0	1.85%	9	13 Southwest Garden	61	3.43%	13 Southwest Garden	94	5.28%
6 Princeton Heights	3,126	92	67	3	2.14%	11	6 Princeton Heights	96	3.06%	6 Princeton Heights	163	5.20%

Additional Regulations & Guidelines

- Section 106 Review
- MSD Review
- Environmental Assessment
- Lead-Safe Housing
- Radon Clearance
- Energy Star Certification
- Accessibility & Adaptability

Additional Regulations & Guidelines (continued)

- MBE/WBE Participation
 - 25% MBE Utilization & 5% WBE Utilization
- Section 3
 - CDA funding greater than \$100,000
- Davis-Bacon
 - CDBG or NSP: 8 or more units
 - HOME: 12 or more units

Additional Regulations & Guidelines – Rental Projects

- Property Management Plan
- Operating Budget
- Capital Needs Assessment (CNA)
- Affirmative Fair Housing Marketing Plan

<https://www.stlouis-mo.gov/government/departments/community-development/residential-development/documents/upload/Affirmative-Fair-Housing-Marketing-form.PDF>

Notification of Awards

CDA will announce its selections and funding award reservations for the Summer 2016 NOFA on July 22.

All respondents will receive written notification of their status, as applicable. CDA will also publish a list of all funding awards and recipients on its website:

www.stlouis-mo.gov/cda

Important NOFA Dates

Release Date:	May 2, 2016
Workshop Date:	May 13, 2016
Date/Time Inspection Period Ends:	June 3, 2016 – 5pm
Date/Time NOFA Closes:	June 10, 2016 – 4pm
Funding Award Notice Date:	July 22, 2016

Equal Opportunity Employer

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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 at the address above, and all answers will be published online at www.stlouis-mo.gov/cda.