



# opportunity

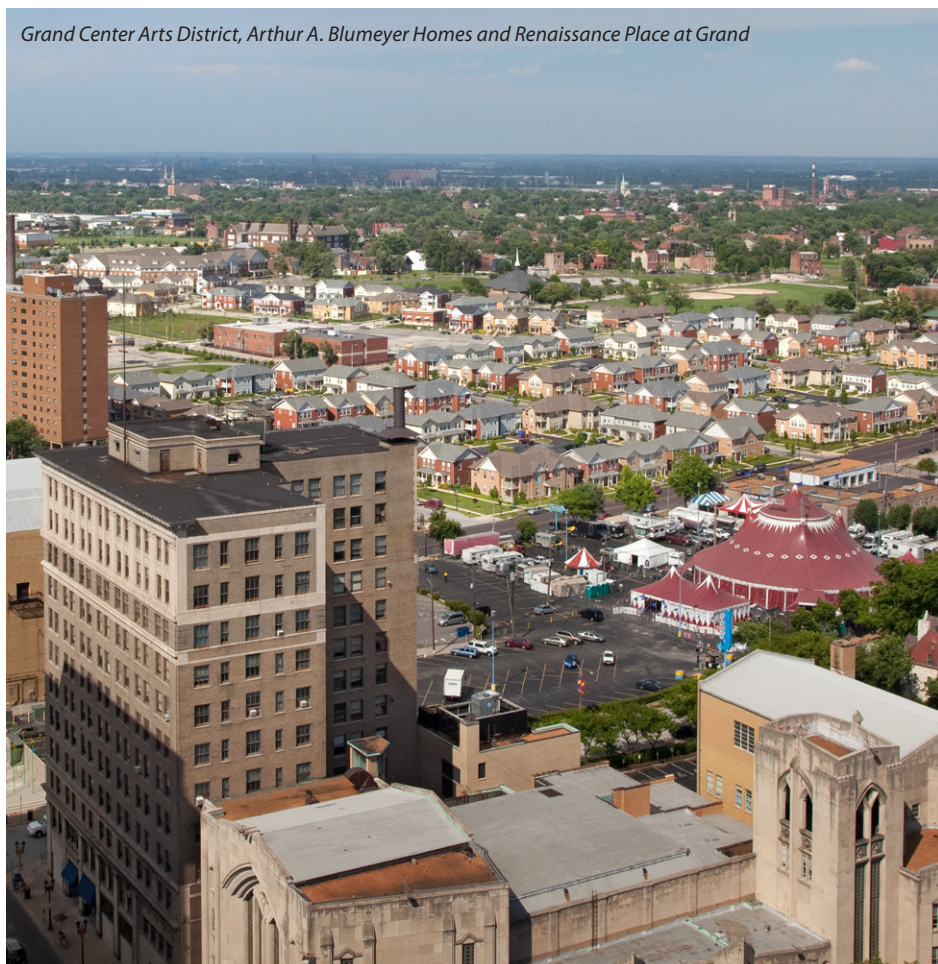
## St. Louis Housing Authority Central Office Building

St. Louis, Missouri

The **St. Louis Housing Authority (SLHA) Central Office Building**, located in the Midtown area of St. Louis at the north end of the Grand Center Arts District, is the capstone to the Blumeyer HOPE VI Revitalization Plan that redeveloped much of the adjacent Arthur A. Blumeyer public housing site into Renaissance Place at Grand, a new 512 unit mixed-income community. The 37,197 square foot headquarters for SLHA will also include a full-service National City (now a part of PNC) bank branch and space for a café to serve the SLHA's 90 employees, visitors and the surrounding community. The Blumeyer Village Tenants Association (BVTA) was instrumental in bringing the project to fruition. Urban Strategies, Inc., in conjunction with BVTA, is working with community residents and entrepreneurs to link them with employment and business opportunities at the site.

Developed by Midtown Community Commercial Development, a limited partnership between an affiliate of McCormack Baron Salazar (MBS), and the Blumeyer Village Tenants Association (BVTA), and partially funded with New Market Tax Credit (NMTC) equity raised by MBS Urban Initiatives Community Development Entity (MBS CDE), the completed building will be owned and operated by the SLHA Central Office Corporation.

*Grand Center Arts District, Arthur A. Blumeyer Homes and Renaissance Place at Grand*



# St. Louis Housing Authority Central Office Building

St. Louis, Missouri

## Owner:

St. Louis Housing Authority Central Office Corporation

## Developer:

Midtown Community Commercial Development, L.P., a partnership between an affiliate of McCormack Baron Salazar and Blumeyer Village Tenants Association

## Financing:

St. Louis Housing Authority  
Greater St. Louis Regional Empowerment Zone  
US Bancorp CDC  
MBS Urban Initiatives CDE

## Community Services Partner:

Urban Strategies, Inc.

## Architect:

Trivers and Associates

## Construction:

Brinkmann Constructors

## Total Development Cost:

\$8,954,000

## Commercial Space:

37,197 sq. ft.

## Project Components

### St. Louis Housing Authority (SLHA) Central Office

The SLHA will use 34,360 s.f. of office space for its 90 employees. The SLHA serves approximately 9,000 clients and partners, including public housing residents and applicants, housing voucher holders and applicants, landlords, developers, contractors, elected officials and management staff.

### Design Features

The building and grounds were designed to provide a vibrant, welcoming environment for staff, clients and partners, lower building operation costs through reduced energy use, and promote human health and productivity.

### Building/Grounds

- High ceilings, open floorplan and work spaces
- Abundant natural light from floor-to-ceiling windows, skylight
- Landscaping, pathways, and seating in rear courtyard
- Gated parking lot for all employees, and free visitor parking
- Water saving low flow irrigation system
- Waterless and water-saving restroom fixtures
- Energy efficient, digitally controlled HVAC system
- Energy saving lighting fixtures and control system (occupancy sensors, timer)
- Outdoor shade structure with "Green Roof"
- Reflective white roof (TPO)
- Low VOC paint and adhesives for improved indoor air quality
- Energy Star lighting and appliances
- Part of the Renaissance Place at Grand application for LEED-Neighborhood Development Certification

### Amenities

- State of the art technology – smart boards in training room, built-in audio visual system in board room, TV panel in lobby for guests
- Proximity to revitalized neighborhood
- Contemporary seating
- Employee shower
- Bike rack

### Access

- Transportation, major bus routes (Grand & Page).
- Retail Space: Storefront space designed for café, with shaded patio space.
- Bank Space: Storefront branch with walk up and drive-through service, dedicated parking



### National City Bank (Now a part of PNC)

National City will open a 2,000 square foot full-service bank branch in the SLHA office building, bringing a key new amenity to a neighborhood that suffered the loss of many businesses and services over decades of disinvestment. The new National City branch will serve the Midtown and North St. Louis communities, and represents a strategic expansion for the bank under its Community Reinvestment Act goals to locate in under-served markets.

### Café

The SLHA office building includes space for an independent or franchise café to serve the neighborhood, SLHA employees and patrons. The 837 square-foot space is designed to create economic development opportunities, providing area residents and youth access to jobs and business training.

### Community Support Services and Partnerships

Urban Strategies, the Community and Supportive Services Program provider on the Blumeyer HOPE VI project brings its experience, partnerships, and case management resources to the SLHA Office project to help further goals embraced by the HOPE VI and New Market Tax Credit programs. Working with BVTA, Urban Strategies will strive to create employment opportunities for low income community residents; provide relevant training and support for employment candidates; and facilitate literacy training and banking services for community residents in partnership with National City Bank.

### Finance

The SLHA office building development project was the first to leverage public housing Capital Funds and New Market Tax Credits (NMTC). MBS Urban Initiatives CDE provided an allocation of NMTCs, and US Bancorp Community Development Corporation provided the NMTC equity. Other project sources included SLHA program income and land sales proceeds, and a forgivable loan through the Empowerment Zone.