



## FOR IMMEDIATE RELEASE

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### **St. Louis Housing Authority selects ND Consulting Group to conduct a real estate feasibility study at the Clinton-Peabody**

*St. Louis Housing Authority, ND Consulting Group and Capital Consultants to begin property assessment and resident engagement work this month at the Clinton-Peabody public housing development.*

*St. Louis, MO (March 16, 2018)* – The St. Louis Housing Authority (SLHA) selects ND Consulting Group, which includes Tim Person and Associates, Grice Group Architects and Capital Consultants to conduct a feasibility study of the 358 unit, Clinton-Peabody, multi-family apartment complex, located at 1401 LaSalle Lane, St. Louis, MO 63104.

Through a Request for Proposals (RFP) competitive solicitation issued November 27, 2017, the SLHA selected the ND Consulting Group team. The team will conduct a physical needs assessment of the current housing, a market assessment of the development and surrounding neighborhoods and provide capital expenditure planning, construction cost estimates and project capital funds for the proposed redevelopment strategies.

As part of the analysis, data will be gathered from residents, the community and external stakeholders in an effort to obtain feedback and to develop the proposed strategies. Existing housing availability in the St. Louis area and adjacent to the housing development will be evaluated. Once complete, data from the market analysis will provide information to assist in forming the team’s recommendations. The team will then present their recommendations to the St. Louis Housing Authority for review. After review of the recommendations, an update will be shared with Clinton-Peabody residents and all stakeholders. “It is our goal to provide the most viable approach for redevelopment whether it be through rehabilitation or redevelopment,” said SLHA Executive Director Cheryl Lovell.

Clinton-Peabody, built in 1942, is the only remaining large conventional public housing development in the SLHA portfolio. The development has issues of size, density, design and functional obsolescence. Significant cuts in federal funding for capital improvements over the last decade have left unmet capital needs. ND Consulting Group expressed that it is “eager to support SLHA and the residents and neighbors of Clinton-Peabody to determine how best to reposition this long-standing community asset.”

## **About the Companies:**

### ***About St. Louis Housing Authority***

The St. Louis Housing Authority is a federally funded agency, operating independently of city government. The agency, with its 61 employees, helps provide low and moderate-income public housing for more than 24,000 residents and clients in the City of St. Louis, and, through partner programs, offer residents opportunities to improve their lives. [www.slha.org](http://www.slha.org)

### ***About ND Consulting Group***

ND Consulting Group (NDCG) is a St. Louis based multi-dimensional real estate development and finance consulting firm assisting public, private and non-profit organizations, including Public Housing Authorities, in all matters related to the development, financing and operations of commercial and multi-family real estate. NDCG has completed commercial, residential and mixed-use projects ranging in size from a few units to more than 500 units, including 3,300 apartments financed with Low-Income Housing Tax Credit equity and over 1,000 apartments built and/or renovated with various HUD multifamily program funds and/or FHA loan programs. [www.ndconsulting.com](http://www.ndconsulting.com)

### ***About Tim Person & Associates (TPA)***

Tim Person & Associates is a certified minority and disadvantaged owned business providing public and media relations, community engagement and diversity consulting services to individuals, organizations and businesses involved in all of the various and essential aspects of government financed development and other initiatives. [www.timpersonandassociates.com](http://www.timpersonandassociates.com)

### ***About Capital Consultant, Inc. (CCI)***

Since 1997, St. Louis based Capital Consultants has provided services for over 1,200 projects in 46 states containing over 80,000 dwelling units, plus commercial spaces. The recipient of our assessments ranges from HUD approved lenders to state agencies or for developers/lenders/investors. [www.capital-consultantsinc.com](http://www.capital-consultantsinc.com)

### ***About Grice Group Architects (Grice)***

Grice Group Architects is a St. Louis based, minority-owned firm, established in 1984 for the private practice of architecture and planning and has since designed and overseen the construction of dozens of HUD and MHDC financed affordable housing developments, including several multi-family developments owned and operated by Public Housing Authorities. [www.grice-stl.com](http://www.grice-stl.com)

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For inquiries or to schedule interviews, contact the St. Louis Housing Authority at 314-286-4357.