

FY2016 CHOICE NEIGHBORHOODS IMPLEMENTATION GRANT

ST. LOUIS, MISSOURI

City of St. Louis
Near North Side

project OVERVIEW

The City of St. Louis has been awarded a \$29.5 million FY2016 Choice Neighborhoods Implementation Grant for the Near North Side neighborhood. Located directly north of downtown St. Louis, the Near North Side is cut off from downtown by warehouses, vacant parcels, and the distressed Preservation Square project-based Section 8 housing development. With a FY2014 Choice Neighborhoods Planning Grant, the City of St. Louis, Urban Strategies, and their partners created a plan to revitalize the Near North Side. Armed with their strategic, community plan and a Choice Neighborhoods Implementation Grant, the City and their partners will create 695 new mixed-income housing units; repurpose historic but blighted properties into housing, retail, and commercial uses; increase access to loans for small businesses and homeowners; improve access to healthy foods; and offer evidence-based education and employment opportunities.

key PARTNERS

McCormack Baron Salazar | Urban Strategies | St. Louis Public Schools | Affinia Healthcare | Ameren Missouri | Childcare Aware of Missouri | College Bound | Creating Whole Communities | Downtown YMCA | Employment Connection | Equifax | Flance Early Learning Center | Grace Hill Settlement House | Great Rivers Greenway | Harris-Stowe State University | Holistic Organic Sustainable Cooperative (HOSCO) | Imo's Pizza | Justine PETERSEN Housing and Redevelopment Corporation | KIPP St. Louis | Lift for Life | Parents as Teachers | Prosperity Connection | St. Louis Development Corporation | Ranken Technical College | St. Louis Agency on Training and Employment | St. Louis Community College | St. Louis Metro Market | St. Louis Regional Unbanked Task Force | St. Louis Small Business Empowerment Center | SSM Health St. Louis University Hospital | United Way of Greater St. Louis | Wyman | Washington University in St. Louis

key FUNDERS

U.S. Bank | City of St. Louis | Metropolitan St. Louis Sewer District | Affordable Housing Commission | Commerce Bank | Great Southern Bank | Midland States Bank | MBS Urban Initiatives CDE

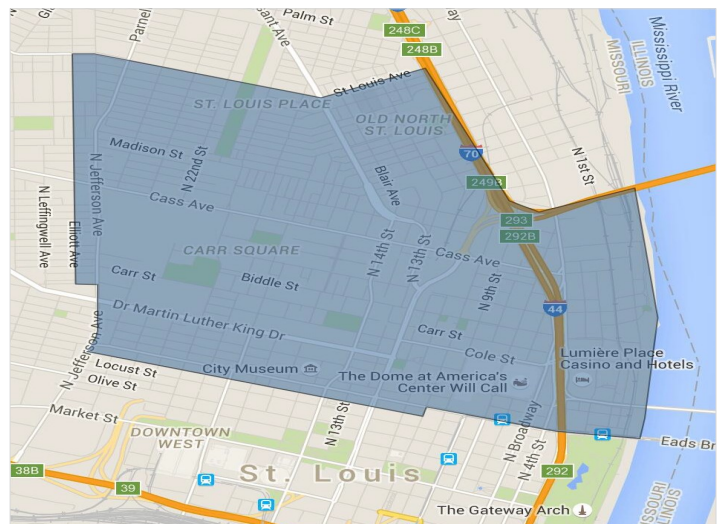
committed LEVERAGE

Housing Leverage Committed: \$16.2 million
People Leverage Committed: \$50.6 million
Neighborhood Leverage Committed: \$10.1 million
Additional Neighborhood Investment: \$2.1 billion

neighborhood BACKGROUND & VISION

The City of St. Louis, Missouri, in partnership with McCormack Baron Salazar and Urban Strategies, will use \$29.5 million in Choice Neighborhoods funding to help the Near North Side neighborhood regain the level of stability and vibrancy it once possessed as a primary gateway to downtown St. Louis. Although adjacent to downtown, massive multi-block warehousing operations and vacant or underutilized properties fragment the neighborhood from the downtown grid. The street grid is also broken within the superblocks of the distressed Preservation Square housing complex, further isolating the community from the rest of the neighborhood and downtown.

Despite these challenges, the City, Urban Strategies Inc. and other dedicated neighborhood stakeholders have been laying the foundation for change. Through a 2014 Choice Neighborhoods Planning Grant residents, community stakeholders, and institutional partners worked together to design robust strategies that build on assets and address the neighborhood's most critical challenges. The resulting Transformation Plan has become a catalyst for community action and the central organizing platform.



Pictured: The boundaries of the Near North Side Neighborhood

Pictured: The Near North Side is peppered with unoccupied residences, warehouses, and commercial buildings (left), but recent investments are positioning the neighborhood for success. The Flance Early Learning Center, for example, is a preschool for children ages 6 weeks to 6 years that provides high quality early childhood education to children from all households regardless of income (right).



The Near North Side neighborhood is also part of the St Louis Promise Zone designation and has since become the target of a Department of Justice Byrne Criminal Justice Innovation grant. Partly because of these planning efforts, the City has been successful in attracting the National Geospatial-Intelligence Agency's (NGA) \$1.8 billion western headquarters to locate just outside the Near North Side in an underdeveloped area.

The award of the new Choice Neighborhoods Implementation Grant will ensure that this game-changing investment and the efforts of local leaders and community stakeholders catalyze transformation in the Near North Side. The Choice Neighborhoods award and additional leverage will fund the redevelopment of the distressed Preservation Square housing complex, a development of 342 project-based Section 8 units. A total of 555 mixed-income units in garden-style apartments and townhouses will be renovated or constructed on-site, with a restored street grid and contemporary designs. Another 140 mixed-income units will be created through the renovation of a historic building called The Brewery, which also aims to attract millennials and employees of NGA whose new headquarters will be a block away.

Through a network of high-capacity local partners, the City and Urban Strategies will ensure families are able to achieve their education, health, and employment goals. Local workforce partners and community colleges will offer coordinated services, including job readiness training; hard skills training in child care, healthcare, manufacturing, and

small business development; and job placement, retention, and advancement supports. Financial counseling will be offered to help families build their credit and savings. St. Louis Public Schools along with local early learning, afterschool, and community college partners will implement a cradle to college/career pipeline.

The resurgence of the Near North Side will also depend on increasing the quality of neighborhood housing; boosting retail and business opportunities; improving access to quality food; and increasing access to family-centered activities. The City of St. Louis will lead these efforts, including providing home improvement loans to low- and moderate-income homeowners; converting a vacant historic school building into a dynamic community center; and partnering with a mobile grocery store to sell fresh foods while planning to attract a full-scale grocery store as the neighborhood develops. A cornerstone of the neighborhood revitalization plan is to bring 7 live-work housing units and 2,400 square feet of commercial space along the 14th Street corridor, offering families opportunities to start businesses and easing the entry costs for businesses locating or expanding in the Near North Side.