

Notice of Funds Available Affordable Housing Trust Fund

The Affordable Housing Commission (“AHC”) of the City of St. Louis hereby notifies interested applicants of the availability of \$5,729,591 million in grant and loan funding from the Affordable Housing Trust Fund (“AHTF”). Affordable Housing Trust Fund monies are intended for use in the development of housing and the provision of housing-related services that address the goals of developing and preserving affordable and accessible housing, preventing homelessness and/or providing services for the homeless. Projects funded by the AHTF must benefit persons with incomes at or below 80% of the area median income. The Trust Fund must use 40% of its funds to assist households with incomes at or below 20% of the area median income.

Non-profit agencies and developers may apply for three types of funding: a) service-related grants, b) loans and other subsidies for rental housing production, and c) loans and other subsidies for for-sale housing developments. Separate application forms are available for each type of request. The Affordable Housing Commission does **NOT** make grants or loans to individuals seeking housing or support services.

Priorities for funding for this round include high quality applications that:

- Propose housing, shelter, or housing services for persons and families with incomes at or below 20% of the area median income.
- Propose permanent supportive housing for special needs and vulnerable populations with incomes at or below 30% of the area median income.
- Provide assistance or initiatives that prevent homelessness for households or individuals earning at or below 80% AMI.
- Provide affordable housing services (grant program) while advancing ten or more objectives outlined in the City’s Sustainability Plan, or create affordable housing units (loan program) while advancing fifteen or more objectives outlined in the City’s Sustainability Plan.
- Develop affordable housing within one half-mile of public transportation.
- Comprehensively rehabilitate housing units (for-sale & rental) to a national green building standard (LEED, Enterprise Green, NGBS, etc.), or have an energy audit with a HERS of 85 or less.
- Proposes housing featuring three or more bedrooms and serves households earning at or below 80% of the area median income.

All rehabilitation projects must adhere to the City’s Lead Safe requirements and receive a Lead Safe Clearance performed by a State Licensed Inspector at the project’s conclusion.

All new construction projects must build to a national green building standard (LEED, Enterprise Green, NGBS, or EnergyStar with a RESNET energy auditor.) The development is not required to receive formal certification. All development projects must complete (as a condition of funding, not required for application): 1) Spire High Efficiency Program Rebate application, or, 2) Ameren Missouri Energy Efficiency Rebate and Incentive application. AHC recommends all construction projects track and benchmark energy use.

All new construction projects must adhere to the Commission’s Universal Design requirements. These requirements may be downloaded from www.affordablehousingcommissionstl.org.

Applications may be obtained on the internet at the Affordable Housing Commission’s website, www.affordablehousingcommissionstl.org, Tuesday, September 8, 2026. It is anticipated that allocations relating to applications submitted in this funding round will be made by mid-January 2027.

Frequently Asked Questions and the How to Apply for Affordable Housing Trust Fund Guide will be posted on the Affordable Housing Commission website beginning, **Tuesday, September 8, 2026.**

The deadline for submission is 4:00 p.m., Friday, October 23, 2026. For additional information, please call the Affordable Housing Commission at 314-657-3880.

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