



ST. LOUIS DEVELOPMENT CORPORATION

INCLUSIVE ECONOMIC GROWTH INCENTIVES

PROCESS OVERVIEW

Application

After initial review of guidelines on the online Incentives Dashboard and consultation with SLDC staff, developer will submit an application to SLDC for review.

Community Benefits Scorecard

Project will first be reviewed with the Community Benefits Scorecard. The project's score will determine if a project is eligible for incentives, and the term and amount of tax abatement that a project can receive. Projects must meet a minimum score to be eligible.

Rate of Return Analysis

The But-For test will be verified by completing a rate of return analysis on the project to determine the potential return with and without assistance. The projected return will be compared to market comparable information to verify that the project is not being overly incented.

Cost-Benefit Analysis

The proposed project will be reviewed to determine the projected impact on taxing jurisdictions of the use of incentives, and the projected net benefit resulting from the development occurring.

Developer Vetting

SLDC will evaluate developers based on previous projects, compliance with previous development agreements, and will ensure that at a minimum developers have no outstanding tax liabilities for previous projects.

Developer Negotiations

After initial review and scoring of an application, the developer will meet with staff to identify opportunities for additional community benefits and other modifications that will allow the project to receive an improved score.

Neighborhood Engagement

Depending on the scale of the project and the score on the Community Benefits Scorecard, the developer may be required to participate in a neighborhood engagement process to ensure input from the community on the proposed project.

Development Agreement

Development agreements will include certain provisions depending on the scale of the project and the score on the Community Benefits Scorecard. Provisions may include clawbacks, MBE subcontracting requirements, and other community investment requirements.

Reporting and Compliance

Once completed, the developer will be required to provide regular reports and documentation for ongoing compliance through the lifecycle of the incentives.

SCORECARD SCORING MODEL

The Community Benefits Scorecard uses a point system rather than a percentage of total available points. Projects can obtain points in several different categories. A project's total score on the Community Benefits Scorecard will determine the term and amount of tax abatement it is eligible to receive. Projects must meet a minimum score to be eligible for incentives. The scorecard has separate categories for Residential, Commercial, and Mixed-Use projects.

For projects seeking Tax Increment Finance (TIF) incentives, the scorecard will only determine eligibility for incentives and not the amount of incentives. TIF projects must meet the Tier 2 scoring requirements to be eligible for incentives.

TAX ABATEMENT

	Score	Period 1		Period 2	
		Maximum Abatement Term	Maximum Abatement Level	Maximum Abatement Term	Maximum Abatement Level
	less than 30	0 years	0%		
Tier 1	30 - 39	10 years	80%		
Tier 2	40 - 49	10 years	90%	5 years	50%
Tier 3	50 or more	10 years	90%	15 years	50%

RESIDENTIAL SCORECARD



RESIDENTIAL SCORING SHEET

This scorecard calculates the ceiling award that a project may receive in its current state. After this step, projects will continue through the process to determine its full incentive.

PRIORITY AREA	MAX POSSIBLE POINTS
Capital investment	7
Public infrastructure improvements	10
Transit access	9
Geography	30
Minority or Women Owned Business	5
Historic preservation	5
Outside funding	2
Environmental remediation	5
Existing vacant building renovation	5
Utilization of LRA properties	5
Community Benefits Contribution	5
Alignment with neighborhood plans	5
Commercial corridors	7
Affordable housing	50

CAPITAL AND INFRASTRUCTURE INVESTMENTS

CAPITAL INVESTMENT

Capital investment will include the total amount invested by the applicant to develop the project. This has a direct connection to the value of the property and the long-term potential to generate tax revenue. A maximum of 7 points can be allocated for this category.

POINTS AVAILABLE: 7

Grading Scale:

- \$1M to \$2M = 1 point
- \$2M to \$5M = 2 points
- \$5M to \$7M = 3 points
- \$7M to \$30M = 4 points
- \$30M to \$50M = 5 points
- \$50M to \$80M = 6 points
- Over \$80M = 7 points

PUBLIC INFRASTRUCTURE IMPROVEMENTS

Projects that make additional investments in public infrastructure such as sidewalks, streetscape improvements, public lighting, and transit amenities will receive additional points. SLDC staff will review the proposed improvements to determine if they are consistent with existing neighborhood plans and objectives. A maximum of 10 points can be allocated for this category.

POINTS AVAILABLE: 10

Grading Scale:

- \$50K to \$250K = 2 points
- \$250K to \$500K = 4 points
- \$500K to \$750K = 6 points
- \$750K to \$1M = 8 points
- \$1M or more = 10 points

TRANSPORTATION ACCESS

TRANSIT ACCESS

This category will award points for projects located near to public transit stops to encourage greater accessibility and provide affordable transportation options for residents and workers.

Even if a project satisfies more than one attribute below, it will only be eligible to receive points based on the highest scoring attribute. Thus, projects are eligible for exactly 3, 5, 7, 9, or zero (0) points from this category.

POINTS AVAILABLE: 9

Grading Scale:

3 points	5 points	7 points	9 points
¼ mile or less from a bus stop	¼ mile or less from Grand / 70 bus stop	½ mile or less from Existing MetroLink Station	½ mile or less from proposed NS-SS MetroLink alignment future station
	<i>¼ mile or less from a bus stop (optional)</i>	<i>¼ mile or less from Grand / 70 bus stop (optional)</i>	<i>½ mile or less from Existing MetroLink Station (optional)</i>
		<i>¼ mile or less from a bus stop (optional)</i>	<i>¼ mile or less from Grand / 70 bus stop (optional)</i>
			<i>¼ mile or less from a bus stop (optional)</i>

EQUITY

GEOGRAPHY

Projects located in areas of high need and opportunity that have experienced historic disinvestment will receive additional points. SLDC will utilize a separate mapping tool, such as the Economic Justice Index or similar approved plan, to identify specific geographic areas of the community that are priorities for investment. Each geographic area will have a different point value based on the need for investment. A maximum of 30 points can be allocated for this category.

POINTS AVAILABLE: 30

Grading Scale:

EJI-5 = 0 points

EJI-4 = 5 points

EJI-3 = 10 points

EJI-2 = 20 points

EJI-1 = 30 points

MINORITY OR WOMEN OWNED BUSINESS (MBE OR WBE)

Applicants that are certified as a minority owned business (MBE) or women business enterprise (WBE) will receive 5 points.

POINTS AVAILABLE: 5

Grading Scale:

Yes = 5

No = 0

DEVELOPMENT ATTRIBUTES

HISTORIC PRESERVATION

Restoration of historic sites is a benefit to the community that often has a higher cost for developers. Projects that include the restoration or preservation of a building that is 50 years old or older will receive 5 points.

POINTS AVAILABLE: 5

Grading Scale:

Yes = 5 points

No = 0 points

OUTSIDE FUNDING

The goal of this category is to encourage applicants to pursue other forms of funding available to specific projects rather than relying solely on local incentives to make up the full funding gap. Projects that include outside funding from state, federal, and nonprofit grant programs will receive 2 points.

POINTS AVAILABLE: 2

Grading Scale:

Yes = 2 points

No = 0 points

DEVELOPMENT ATTRIBUTES

ENVIRONMENTAL REMEDiation

Sites with environmental contamination represent a threat to public health and require additional financial assistance to cover cleanup costs. SLDC staff will evaluate projects on a case-by-case basis to determine if they meet the requirements for this category. Projects located on sites that require environmental remediation will receive 5 points.

POINTS AVAILABLE: 5

Grading Scale:

Yes = 5 points

No = 0 points

EXISTING VACANT BUILDING RENOVATION

Projects that utilize previously vacant buildings will receive 5 points. SLDC will review projects on a case-by-case basis to determine eligibility for this category.

POINTS AVAILABLE: 5

Grading Scale:

Yes = 5 points

No = 0 points

SITE SELECTION AND CONTRIBUTIONS

UTILIZATION OF LRA PROPERTIES

The Land Reutilization Authority (LRA) receives title to all tax delinquent properties not sold at the Sheriff's sale and through donations. Projects that utilize property that is currently owned by the LRA are eligible to receive up to 5 points. A list of LRA properties is maintained at the following website:

<https://www.stlouis-mo.gov/government/departments/sldc/real-estate/lra-owned-property-search.cfm>

POINTS AVAILABLE: 5

Grading Scale:

Yes = 5 points

No = 0 points

COMMUNITY BENEFITS CONTRIBUTION

Projects that contribute a minimum of \$100,000 to the Affordable Housing Trust Fund, Economic Just Fund, or other similar approved public fund, may receive up to 5 points.

POINTS AVAILABLE: 5

Grading Scale:

\$100K = 1 points

\$500K = 3 points

\$750K = 4 points

\$1M or 5% of total project costs = 5 points

NEIGHBORHOOD PLANS

ALIGNMENT WITH NEIGHBORHOOD PLANS

Projects that include specific elements that align with an approved neighborhood plan will be eligible to receive up to 5 points. The applicant must identify in their application specific components of the approved neighborhood plan and describe how the project aligns with these components.

POINTS AVAILABLE: 5

Grading Scale:

Yes = 5 points

No = 0 points

COMMERCIAL CORRIDORS

The SLDC and Planning and Urban Design Agency (PDA) maintain a list of key commercial corridors within the City of St. Louis.

Projects located within two blocks of a designated Commercial Corridor are eligible to receive 5 points.

If the corridor is part of the Main Street program, the project is eligible to receive an additional 2 points.

POINTS AVAILABLE: 7

Grading Scale:

Within two blocks of designated Commercial Corridor part of Main Street program = 7 points

Within two blocks of designated Commercial Corridor **not** part of Main Street program = 5 points

None of the above = 0 points

AFFORDABLE HOUSING

AFFORDABLE HOUSING

Projects that include affordable housing units will be considered for additional points based on the percentage of total units that are considered affordable and the cost of those units. SLDC will review proposals to determine if units meet minimum requirements for square footage and number of beds/baths. Affordable housing targets will be updated regularly based on any changes to the City’s affordable housing policies and goals. A maximum of 50 points can be allocated for this category.

Projects that are utilizing Low Income Housing Tax Credits (LIHTC) automatically qualify for tax abatement at the following levels: 10 years at 90% and 5 years at 50%.

POINTS AVAILABLE: 50

Grading Scale:

		Percent of Units		
		50% or More	20% to 49%	10% to 19%
Affordable at or below	30% AMI	50 points	40 points	30 points
	60% AMI	40 points	30 points	20 points
	80% AMI	15 points	10 points	5 points

COMMERCIAL SCORECARD



COMMERCIAL SCORING SHEET

This scorecard calculates the ceiling award that a project may receive in its current state. After this step, projects will continue through the process to determine its full incentive.

PRIORITY AREA	MAX POSSIBLE POINTS
Capital investment	7
Public infrastructure improvements	10
Total jobs created	9
Quality jobs	5
Target industry	5
Transit access	9
Geography	30
Minority or Women Owned Business	5
Existing Vacant Building Renovation	5
Outside funding	2
Historic preservation	5
Environmental remediation	5
Utilization of LRA properties	5
Community Benefits Contribution	5
Alignment with neighborhood plans	5
Employment districts	5

CAPITAL AND INFRASTRUCTURE INVESTMENTS

CAPITAL INVESTMENT

Capital investment will include the total amount invested by the applicant to develop the project. This has a direct connection to the value of the property and the long-term potential to generate tax revenue. A maximum of 7 points can be allocated for this category.

POINTS AVAILABLE: 7

Grading Scale:

- \$1M to \$2M = 1 point
- \$2M to \$5M = 2 points
- \$5M to \$7M = 3 points
- \$7M to \$30M = 4 points
- \$30M to \$50M = 5 points
- \$50M to \$80M = 6 points
- Over \$80M = 7 points

PUBLIC INFRASTRUCTURE IMPROVEMENTS

Projects that make additional investments in public infrastructure such as sidewalks, streetscape improvements, public lighting, and transit amenities will receive additional points. SLDC staff will review the proposed improvements to determine if they are consistent with existing neighborhood plans and objectives. A maximum of 10 points can be allocated for this category.

POINTS AVAILABLE: 10

Grading Scale:

- \$50K to \$250K = 2 points
- \$250K to \$500K = 4 points
- \$500K to \$750K = 6 points
- \$750K to \$1M = 8 points
- \$1M or more = 10 points

JOB CREATION

TOTAL JOBS CREATED

Total jobs will include the total number of permanent jobs that will be created on-site once the proposed project is completed. This does not include temporary construction jobs. All job positions created will need to be posted and coordinated with SLATE and SLPS. A maximum of 9 points can be allocated for this category.

POINTS AVAILABLE: 9

Grading Scale:

- 1-5 jobs = 5 points
- 6-20 jobs = 6 points
- 21-40 jobs = 7 points
- 41-60 jobs = 8 points
- 61+ jobs = 9 points

QUALITY JOBS

Projects will receive 5 points if they pay at least 80% of permanent employees a living wage rate of \$14.39 per hour plus at least \$4.60 per hour in health benefits, or \$18.99 per hour if health benefits are not offered. Living wage and benefit standards will be updated regularly based on the city's living wage policies and goals.

POINTS AVAILABLE: 5

Grading Scale:

- Meets criteria = 5 points
- Does not meet criteria = 0 points

TARGET INDUSTRY

Businesses that are identified as "target industries" by the City of St. Louis may receive 5 points. Target industry classifications will be updated regularly based on the city's economic goals, but currently include the following industries: geospatial, financial technology, agricultural technology, biotechnology, logistics & transportation, healthcare, information technology, and advanced manufacturing.

POINTS AVAILABLE: 5

Grading Scale:

- Yes = 5
- No = 0

TRANSPORTATION ACCESS

TRANSIT ACCESS

This category will award points for projects located near to public transit stops to encourage greater accessibility and provide affordable transportation options for residents and workers.

Even if a project satisfies more than one attribute below, it will only be eligible to receive points based on the highest scoring attribute. Thus, projects are eligible for exactly 3, 5, 7, 9, or zero (0) points from this category.

POINTS AVAILABLE: 9

Grading Scale:

3 points	5 points	7 points	9 points
¼ mile or less from a bus stop	¼ mile or less from Grand / 70 bus stop	½ mile or less from Existing MetroLink Station	½ mile or less from proposed NS-SS MetroLink alignment future station
	<i>¼ mile or less from a bus stop (optional)</i>	<i>¼ mile or less from Grand / 70 bus stop (optional)</i>	<i>½ mile or less from Existing MetroLink Station (optional)</i>
		<i>¼ mile or less from a bus stop (optional)</i>	<i>¼ mile or less from Grand / 70 bus stop (optional)</i>
			<i>¼ mile or less from a bus stop (optional)</i>

EQUITY



GEOGRAPHY

Projects located in areas of high need and opportunity that have experienced historic disinvestment will receive additional points. SLDC will utilize a separate mapping tool, such as the Economic Justice Index or similar approved plan, to identify specific geographic areas of the community that are priorities for investment. Each geographic area will have a different point value based on the need for investment. A maximum of 30 points can be allocated for this category.

POINTS AVAILABLE: 30

Grading Scale:

EJI-5 = 0 points

EJI-4 = 5 points

EJI-3 = 10 points

EJI-2 = 20 points

EJI-1 = 30 points

MINORITY OR WOMEN OWNED BUSINESS (MBE OR WBE)

Applicants that are certified as a minority owned business (MBE) or women business enterprise (WBE) will receive 5 points.

POINTS AVAILABLE: 5

Grading Scale:

Yes = 5

No = 0

DEVELOPMENT ATTRIBUTES

EXISTING VACANT BUILDING RENOVATION

Projects that utilize previously vacant buildings will receive 5 points. SLDC will review projects on a case-by-case basis to determine eligibility for this category.

POINTS AVAILABLE: 5

Grading Scale:

Yes = 5 points

No = 0 points

OUTSIDE FUNDING

The goal of this category is to encourage applicants to pursue other forms of funding available to specific projects rather than relying solely on local incentives to make up the full funding gap. Projects that include outside funding from state, federal, and nonprofit grant programs will receive 2 points.

POINTS AVAILABLE: 2

Grading Scale:

Yes = 2 points

No = 0 points

DEVELOPMENT ATTRIBUTES (CONTINUED)

HISTORIC PRESERVATION

Restoration of historic sites is a benefit to the community that often has a higher cost for developers. Projects that include the restoration or preservation of a building that is 50 years old or older will receive 5 points.

POINTS AVAILABLE: 5

Grading Scale:

Yes = 5 points

No = 0 points

ENVIRONMENTAL REMEDiation

Sites with environmental contamination represent a threat to public health and require additional financial assistance to cover cleanup costs. SLDC staff will evaluate projects on a case-by-case basis to determine if they meet the requirements for this category. Projects located on sites that require environmental remediation will receive 5 points.

POINTS AVAILABLE: 5

Grading Scale:

Yes = 5 points

No = 0 points

SITE SELECTION AND CONTRIBUTIONS

UTILIZATION OF LRA PROPERTIES

The Land Reutilization Authority (LRA) receives title to all tax delinquent properties not sold at the Sheriff's sale and through donations. Projects that utilize property that is currently owned by the LRA are eligible to receive up to 5 points. A list of LRA properties is maintained at the following website:

<https://www.stlouis-mo.gov/government/departments/sldc/real-estate/lra-owned-property-search.cfm>

POINTS AVAILABLE: 5

Grading Scale:

Yes = 5 points

No = 0 points

COMMUNITY BENEFITS CONTRIBUTION

Projects that contribute a minimum of \$100,000 to the Affordable Housing Trust Fund, Economic Just Fund, or other similar approved public fund, may receive up to 5 points.

POINTS AVAILABLE: 5

Grading Scale:

\$100K = 1 points

\$500K = 3 points

\$750K = 4 points

\$1M or 5% of total project costs = 5 points

NEIGHBORHOOD PLANS



ALIGNMENT WITH NEIGHBORHOOD PLANS

Projects that include specific elements that align with an approved neighborhood plan will be eligible to receive up to 5 points. The applicant must identify in their application specific components of the approved neighborhood plan and describe how the project aligns with these components.

POINTS AVAILABLE: 5

Grading Scale:

Yes = 5 points

No = 0 points

EMPLOYMENT DISTRICTS

Designated Employment Districts are identified in the City of St. Louis Equitable Economic Development Framework. Projects located within a designated Employment District are eligible to receive 5 points.

POINTS AVAILABLE: 5

Grading Scale:

Yes = 5 points

No = 0 points

MIXED USE



MIXED USE SCORING SHEET

This scorecard calculates the ceiling award that a project may receive in its current state. After this step, projects will continue through the process to determine its full incentive.

PRIORITY AREA	MAX POSSIBLE POINTS
Capital investment	7
Public infrastructure improvements	10
Total jobs created	9
Quality jobs	5
Target industry	5
Transit access	9
Geography	30
Minority or Women Owned Business	5
Existing vacant building renovation	5
Outside funding	2
Historic preservation	5
Environmental remediation	5
Utilization of LRA properties	5
Community Benefits Contribution	5
Alignment with neighborhood plans	5
Commercial corridors	7
Affordable housing	50

CAPITAL AND INFRASTRUCTURE INVESTMENTS

CAPITAL INVESTMENT

Capital investment will include the total amount invested by the applicant to develop the project. This has a direct connection to the value of the property and the long-term potential to generate tax revenue. A maximum of 7 points can be allocated for this category.

POINTS AVAILABLE: 7

Grading Scale:

- \$1M to \$2M = 1 point
- \$2M to \$5M = 2 points
- \$5M to \$7M = 3 points
- \$7M to \$30M = 4 points
- \$30M to \$50M = 5 points
- \$50M to \$80M = 6 points
- Over \$80M = 7 points

PUBLIC INFRASTRUCTURE IMPROVEMENTS

Projects that make additional investments in public infrastructure such as sidewalks, streetscape improvements, public lighting, and transit amenities will receive additional points. SLDC staff will review the proposed improvements to determine if they are consistent with existing neighborhood plans and objectives. A maximum of 10 points can be allocated for this category.

POINTS AVAILABLE: 10

Grading Scale:

- \$50K to \$250K = 2 points
- \$250K to \$500K = 4 points
- \$500K to \$750K = 6 points
- \$750K to \$1M = 8 points
- \$1M or more = 10 points

JOB CREATION



TOTAL JOBS CREATED

Total jobs will include the total number of permanent jobs that will be created on-site once the proposed project is completed. This does not include temporary construction jobs. All job positions created will need to be posted and coordinated with SLATE and SLPS. A maximum of 9 points can be allocated for this category.

POINTS AVAILABLE: 9

Grading Scale:

- 1-5 jobs = 5 points
- 6-20 jobs = 6 points
- 21-40 jobs = 7 points
- 41-60 jobs = 8 points
- 61+ jobs = 9 points

QUALITY JOBS

Projects will receive 5 points if they pay at least 80% of permanent employees a living wage rate of \$14.39 per hour plus at least \$4.60 per hour in health benefits, or \$18.99 per hour if health benefits are not offered. Living wage and benefit standards will be updated regularly based on the city's living wage policies and goals.

POINTS AVAILABLE: 5

Grading Scale:

- Meets criteria = 5 points
- Does not meet criteria = 0 points

TARGET INDUSTRY

Businesses that are identified as "target industries" by the City of St. Louis may receive 5 points. Target industry classifications will be updated regularly based on the city's economic goals, but currently include the following industries: geospatial, financial technology, agricultural technology, biotechnology, logistics & transportation, healthcare, information technology, and advanced manufacturing.

POINTS AVAILABLE: 5

Grading Scale:

- Yes = 5
- No = 0

TRANSPORTATION ACCESS



TRANSIT ACCESS

This category will award points for projects located near to public transit stops to encourage greater accessibility and provide affordable transportation options for residents and workers.

Even if a project satisfies more than one attribute below, it will only be eligible to receive points based on the highest scoring attribute. Thus, projects are eligible for exactly 3, 5, 7, 9, or zero (0) points from this category.

POINTS AVAILABLE: 9

Grading Scale:

3 points	5 points	7 points	9 points
¼ mile or less from a bus stop	¼ mile or less from Grand / 70 bus stop	½ mile or less from Existing MetroLink Station	½ mile or less from proposed NS-SS MetroLink alignment future station
	<i>¼ mile or less from a bus stop (optional)</i>	<i>¼ mile or less from Grand / 70 bus stop (optional)</i>	<i>½ mile or less from Existing MetroLink Station (optional)</i>
		<i>¼ mile or less from a bus stop (optional)</i>	<i>¼ mile or less from Grand / 70 bus stop (optional)</i>
			<i>¼ mile or less from a bus stop (optional)</i>

EQUITY



GEOGRAPHY

Projects located in areas of high need and opportunity that have experienced historic disinvestment will receive additional points. SLDC will utilize a separate mapping tool, such as the Economic Justice Index or similar approved plan, to identify specific geographic areas of the community that are priorities for investment. Each geographic area will have a different point value based on the need for investment. A maximum of 30 points can be allocated for this category

POINTS AVAILABLE: 30

Grading Scale:

EJI-5 = 0 points

EJI-4 = 5 points

EJI-3 = 10 points

EJI-2 = 20 points

EJI-1 = 30 points

MINORITY OR WOMEN OWNED BUSINESS (MBE OR WBE)

Applicants that are certified as a minority owned business (MBE) or women business enterprise (WBE) will receive 5 points.

POINTS AVAILABLE: 5

Grading Scale:

Yes = 5

No = 0

DEVELOPMENT ATTRIBUTES

EXISTING VACANT BUILDING RENOVATION

Projects that utilize previously vacant buildings will receive 5 points. SLDC will review projects on a case-by-case basis to determine eligibility for this category.

POINTS AVAILABLE: 5

Grading Scale:

Yes = 5 points

No = 0 points

OUTSIDE FUNDING

The goal of this category is to encourage applicants to pursue other forms of funding available to specific projects rather than relying solely on local incentives to make up the full funding gap. Projects that include outside funding from state, federal, and nonprofit grant programs will receive 2 points.

POINTS AVAILABLE: 2

Grading Scale:

Yes = 2 points

No = 0 points

DEVELOPMENT ATTRIBUTES (CONTINUED)

HISTORIC PRESERVATION

Restoration of historic sites is a benefit to the community that often has a higher cost for developers. Projects that include the restoration or preservation of a building that is 50 years old or older will receive 5 points.

POINTS AVAILABLE: 5

Grading Scale:

Yes = 5 points

No = 0 points

ENVIRONMENTAL REMEDICATION

Sites with environmental contamination represent a threat to public health and require additional financial assistance to cover cleanup costs. SLDC staff will evaluate projects on a case-by-case basis to determine if they meet the requirements for this category. Projects located on sites that require environmental remediation will receive 5 points.

POINTS AVAILABLE: 5

Grading Scale:

Yes = 5 points

No = 0 points

SITE SELECTION AND CONTRIBUTIONS



UTILIZATION OF LRA PROPERTIES

The Land Reutilization Authority (LRA) receives title to all tax delinquent properties not sold at the Sheriff's sale and through donations. Projects that utilize property that is currently owned by the LRA are eligible to receive up to 5 points. A list of LRA properties is maintained at the following website:

<https://www.stlouis-mo.gov/government/departments/sldc/real-estate/lra-owned-property-search.cfm>

POINTS AVAILABLE: 5

Grading Scale:

Yes = 5 points

No = 0 points

COMMUNITY BENEFITS CONTRIBUTION

Projects that contribute a minimum of \$100,000 to the Affordable Housing Trust Fund, Economic Just Fund, or other similar approved public fund, may receive up to 5 points.

POINTS AVAILABLE: 5

Grading Scale:

\$100K = 1 points

\$500K = 3 points

\$750K = 4 points

\$1M or 5% of total project costs = 5 points

NEIGHBORHOOD PLANS

ALIGNMENT WITH NEIGHBORHOOD PLANS

Projects that include specific elements that align with an approved neighborhood plan will be eligible to receive up to 5 points. The applicant must identify in their application specific components of the approved neighborhood plan and describe how the project aligns with these components.

POINTS AVAILABLE: 5

Grading Scale:

Yes = 5 points

No = 0 points

COMMERCIAL CORRIDORS

The SLDC and Planning and Urban Design Agency (PDA) maintain a list of key commercial corridors within the City of St. Louis.

Projects located on a designated Commercial Corridor are eligible to receive 5 points.

If the corridor is part of the Main Street program, the project is eligible to receive an additional 2 points.

POINTS AVAILABLE: 7

Grading Scale:

On a designated Commercial Corridor part of Main Street program = 7 points

On a designated Commercial Corridor **not** part of Main Street program = 5 points

None of the above = 0 points

AFFORDABLE HOUSING



AFFORDABLE HOUSING

Projects that include affordable housing units will be considered for additional points based on the percentage of total units that are considered affordable and the cost of those units. SLDC will review proposals to determine if units meet minimum requirements for square footage and number of beds/baths. Affordable housing targets will be updated regularly based on any changes to the City’s affordable housing policies and goals. A maximum of 50 points can be allocated for this category.

Projects that are utilizing Low Income Housing Tax Credits (LIHTC) automatically qualify for tax abatement at the following levels: 10 years at 90% and 5 years at 50%.

POINTS AVAILABLE: 50

Grading Scale:

		Percent of Units		
		50% or More	20% to 49%	10% to 19%
Affordable at or below	30% AMI	50 points	40 points	30 points
	60% AMI	40 points	30 points	20 points
	80% AMI	15 points	10 points	5 points