



## **NOTICE OF FUNDING AVAILABILITY**

### Permanent Supportive Housing Development Initiative

April 3, 2013

A study released in September 2012 by the national Corporation for Supportive Housing verified that there is still a shortage of **safe, sanitary, permanent housing** for persons suffering from behavioral health disorders, including drug and alcohol addiction, in the City of St. Louis. The St. Louis Mental Health Board (MHB) hereby notifies interested parties of the availability of funds for the development of **permanent** supportive housing for adults living with serious mental illness and/or substance use disorders. MHB's basic investment criteria for the Initiative are as follows:

- Total funding for the Initiative is approximately \$1,000,000.
- Maximum funding per project is the lesser of \$250,000 or 80% of project capital costs
- Behavioral health services must be provided as an integral part of any proposed project and provided on an on-going basis for a 10-year period
- Eligible projects must have no more than 15 units per site and must be located within the City of St. Louis.
- MHB prefers projects that contemplate the rehabilitation of existing buildings.
- MHB funds should leverage other funding sources to the greatest extent possible.
- MHB funds may be directed only to not for profit corporations
- MHB encourages partnering with experienced developers to facilitate development and operation

MHB intends to select proposed projects through a two-step competitive process. Interested parties are asked to submit a Letter of Intent to Submit an Application (LOI). The LOI will provide basic information about the proposed project and will be used by the MHB to determine whether interested parties will be invited to submit a full proposal for their project.

It is the goal of MHB to utilize minority- and women-owned businesses in the development of this housing. Recipients should strive for 25% certified minority business enterprise participation and 5% certified women's business enterprise participation. Recipients will be required to keep records of participation.

MHB anticipates that decisions on invitations for full applications will be made within 30 days after a Letter of Intent is submitted to MHB.

#### MISCELLANEOUS

MHB reserves the right to reject any and all proposals, to waive informalities, and to select the proposal which, in MHB's sole discretion, is in the best interest of MHB.

MHB reserves the unconditional right to:

- amend, modify or withdraw this NOFA;
- revise any requirements under this NOFA;
- require supplemental statements of information from any responding party;
- extend the deadline for submission of responses hereto;
- negotiate or hold discussions with any respondent to correct insufficient responses that do not completely conform to the instructions contained herein;
- waive any nonconformity with the NOFA; and
- cancel in whole or in part this NOFA if MHB deems it is in its best interest to do so.

MHB may exercise the foregoing rights at any time without notice and without liability to any respondent or any other party for expenses incurred in the preparation of responses hereto or otherwise. Responses hereto will be prepared at the sole cost and expense of the proposer.

The NOFA does not commit MHB to select a developer, to pay the cost incurred in preparation of any response hereto, or to procure or contract for the services described herein.

Nothing stated at any time by any representatives of MHB will effect a change in or constitute an addition to this NOFA unless confirmed in writing by MHB.