



# 2025 Economic Development Guidelines

Missouri Housing Development Commission  
Affordable Housing Department  
August 13, 2024

Presented by  
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MHDC.com

Up to 5 points may be awarded to applicants that prove an intentional link to a new and planned economic development project.

This link will be demonstrated by:

Its' proximity to the development

Direct transportation connections between the housing and jobs and

Demonstrated coordination between the housing and economic development project.

Both family and senior developments ages 55+ and 62+ are eligible for economic development points.



**UP TO  
10 PAGES**

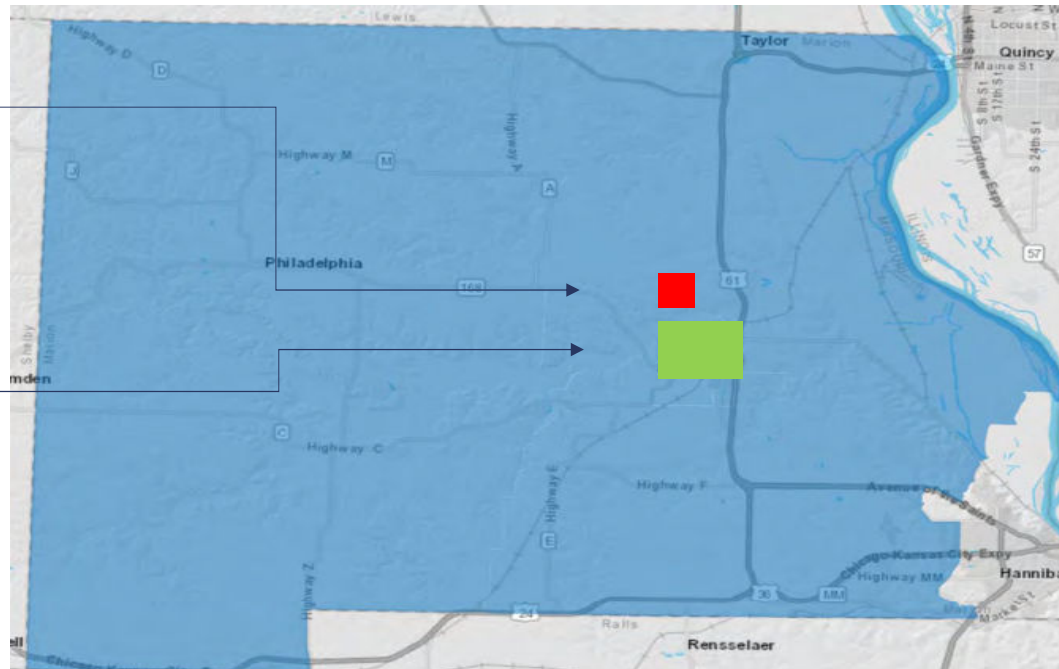
The economic development project should be no more than two years old, or planned to open within two years. The economic development project should create new job opportunities for a total of at least 20 employees. The economic development is not to be a short term or temporary activity. These jobs may include entry level or service workers who could benefit from the planned affordable housing.

Include supplemental material that contains up to ten pages of media releases, marketing materials, or direct correspondence showing the number of new jobs being created by the economic development project and the need for housing. This can come from internet searches, local economic development agencies, or the economic development itself. The supplemental exhibit should not include hyperlinks or non-related material.

1 Point – Primary Market Map - The Primary Market Area Map as shown in the Market Study should be provided as a separate map and is to show the location of the housing development and the location of the target economic development project is within the same Primary Market Area.

Red Box – Name of Targeted Economic Development  
000 ABC Street, City, MO.

Green Box – Name of Subject Housing Development  
000 XYZ Street, City, MO.



PRIMARY MARKET AREA MAP  
From the Market Study

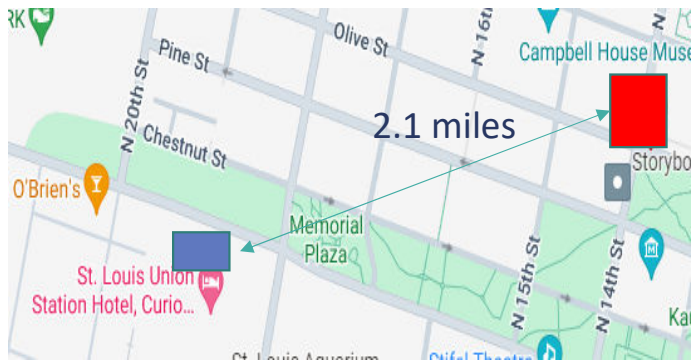
1 Point – Map Mileage - A separate map showing the location of the housing development and the location of the target economic development project is within:

- o 3 miles of the housing development site for SL, KC and MSA-Rural Regions.
- o 10 miles of the housing development site for Rural Region.

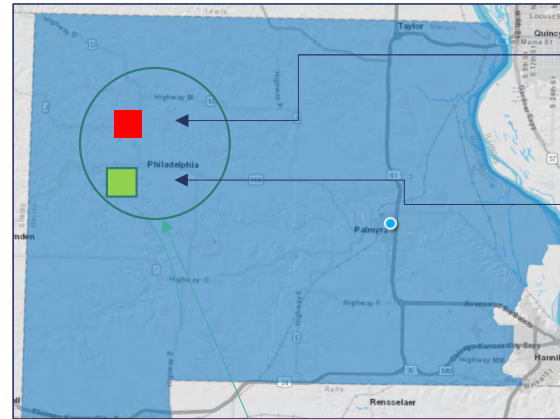
A map showing actual direct mileage

Blue Box – Name of Targeted Economic Development  
000 ABC Street, City, MO.

Red Box – Name of Subject Housing Development  
000 XYZ Street, City, MO.



OR

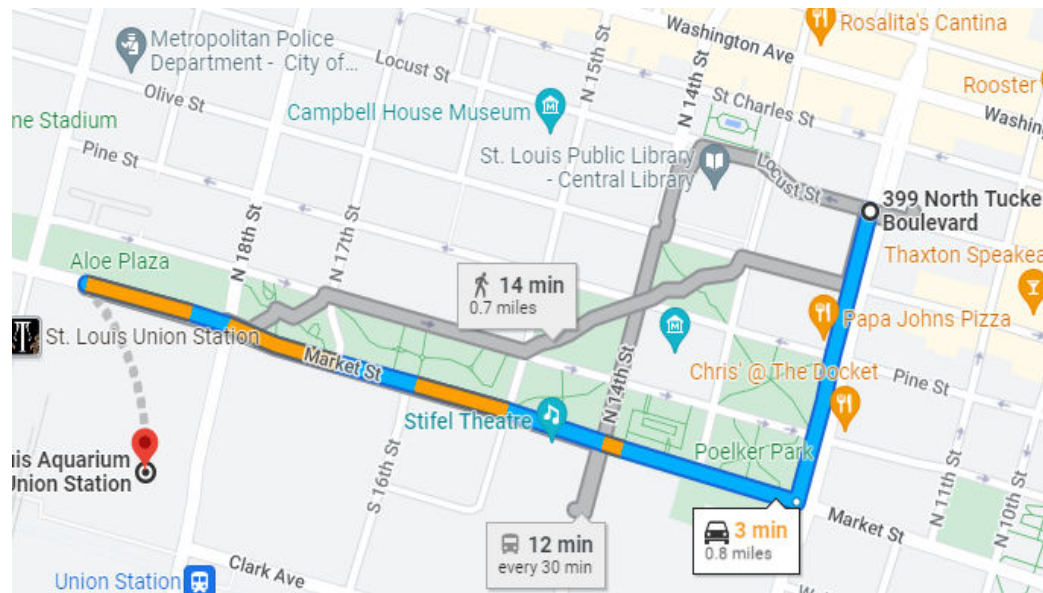


- Red Box – Name of Targeted Economic Development  
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- Green Box – Name of Subject Housing Development  
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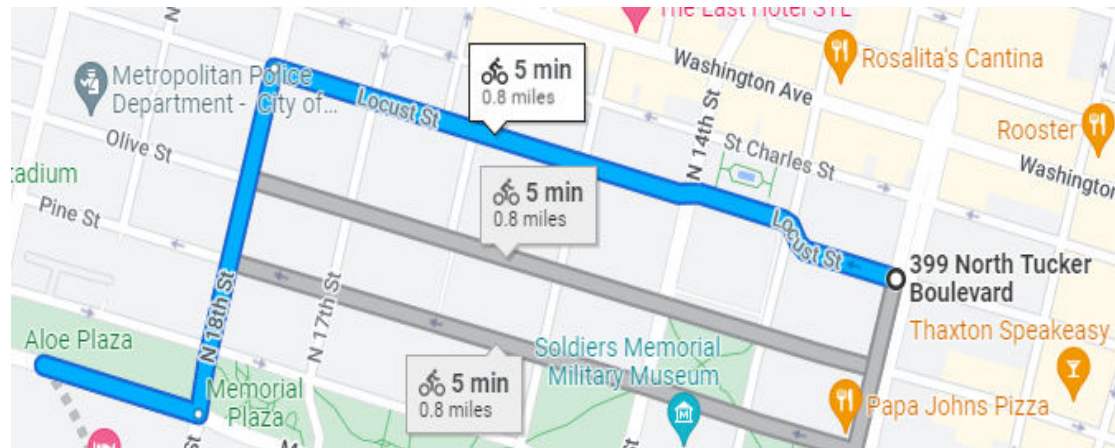
3 or 10 mile radius of subject and the targeted economic development

1 Point – Map Routes - A separate map highlighting public transit routes, greenways, or other significant transportation modes connecting the economic development project and the housing development. One of the routes must begin and end within ½ mile walking distance of the housing development and of the economic development project.

This map shows walking, transit and vehicular routes, distance and length of time.



Map shows bicycle routes, distance and length of time.



2 Points – A direct coordination letter showing direct coordination with the economic development project is to be provided in the form of a letter from the economic development project, or other correspondence deemed appropriate in the sole discretion of MHDC (i.e. letter from local Economic Development Authority stating how the affordable housing proposal will support their workforce, the timeframe that the project went or will go into service and the number of new jobs created (must be 20 or more)

OR

An applicant providing a direct coordination letter from a current employer certifying 10% or more of employees are unable to find affordable housing in the community and must commute 15 or more miles is eligible for economic development points.

The direct coordination letter is to be addressed to a member of the developer's team not MHDC staff.

The affordable housing development cannot be considered as the economic development project



**Questions?**

[MHDC.com](http://MHDC.com)

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