



Multifamily Notice of Funding Availability

Limited Early Predevelopment Project Funding

The City of Bellingham, Housing & Services Program, has allocated up to \$120,000 for predevelopment funding for early-stage multifamily rental housing development, done in accordance with the City's [Housing Development Guideline and Procedure Handbook](#). The City is anticipating funding for three different predevelopment projects (up to \$40,000 each).

Description of Funding Process

The City wishes to spur development of additional affordable housing projects in the next few years. Accordingly, limited predevelopment funding is being made available for early predevelopment costs. Project applicants must fill out this application with known and anticipated information about how the project will proceed, acknowledging details may change as more certainty develops over time. Project applicants must anticipate some form of site control at application. Site control will be required prior to entering a funding agreement. Projects must also anticipate some portion of units will be set-aside for homeless households.

Funding is available for the following types of predevelopment soft costs:

- Appraisals
- Architectural/engineering/environmental/geotechnical fees
- Inspections & Surveys
- Option costs
- Permits
- Professional Fees
- Environmental Assessment
- Hazardous materials abatement

Funding is NOT available for the following costs, which agencies are expected to cover through funder or developer fees:

- Administrative and staff time comparing properties; identifying sources of assistance; reviewing and filling out loan, permit, or funding applications; selecting and negotiating contracts, and reviewing issues with project consultants; preparing and arranging budgets; coordinating team meetings and activities; preparing reports; and the like.

This application must be accompanied by a proposed predevelopment budget, indicating how City and other sources of funding will be used.

APPLICATIONS ARE DUE BY MARCH 31, 2017 AT 5:00 PM

Project Summary

1. Project Sponsor Information

Sponsor Organization: _____

Organization Address: _____

City and Zip Code: _____ Zip: _____

Executive Director: _____

Phone: _____ Fax: _____

Email: _____

Project Contact Person: _____

Phone: _____ Fax: _____

Email: _____

2. Development Consultant (if applicable)

Organization Name: _____

Consultant Name: _____

Phone: _____ Fax: _____

Email: _____

3. Will the Development Consultant serve as the primary project contact? Yes No

4. Sponsor Organization Type (*check only one*):

- Local Government
- Local Housing Authority
- Nonprofit Corporation
- Other (please specify)

5. Project Name and Location

Project Name: _____

Project Address: _____

Zip Code: _____

6. Rental Project Activity Type (*check all that apply, include activities planned after acquisition*):

- Acquisition
- Rehabilitation
- Rehab or Adaptive Reuse of an Existing Building (not currently residential)
- Redevelopment
- Mobile Home Park Preservation

- New Construction
- Mixed Use (please explain)
- Other (please specify)

7. Proposed Ownership Structure (*check all that apply*)

- Nonprofit
- Tax credit entity
- Local Unit of Government
- Other, Describe:

8. For Existing Housing Only (*check one*):

- Privately Owned (*see RCW 43.185.070 [2]*)
- Publicly Owned
- Owned by Sponsor
- Other (please specify)

Low Income Housing Tax Credits (LIHTC)

9. Does this project anticipate the use of Low Income Housing Tax Credits?

Yes No

a. If yes, please select the LIHTC type below:

- 4% tax credit/bond project
- 9% competitive project
- Both 9% and 4% tax credit/bond project

Project Description

Project Characteristics

Project Narrative

1. Please provide a brief narrative summary of the proposed project. Please include location in the community, project type (new v. rehab), target population, number of units and any unique project characteristics.

Overwrite this text with your answer

Site/Parcel Characteristics

Site Control

2. Has Site Control been established?

Yes No

3. What form of Site Control is established or anticipated?

- Deed
- Purchase Contract
- Purchase Option
- Lease

- Lease Option
- Other:

Zoning

- 4. What is the current zoning of the project site?
- 5. Is the proposed project consistent with the zoning status of the site? Yes No

Existing Structures

- 6. Does the site contain existing structures? Yes No
 - a. If yes, how many?
- 7. What is to be done with on-site existing structures?
 - Demolish
 - Rehab
 - Nothing (does not apply/not part of this project)

- 8. Please give a brief description of the condition of the buildings to be rehabilitated:

Overwrite this text with your answer

Need & Population Served

Population Narrative

- 1. Describe the target population to be served.

Overwrite this text with your answer

Homeless

- 2. Will this project serve homeless individuals and/or families? Yes No

Relocation

- 1. Does this project involve the acquisition, demolition or rehabilitation of any existing structures? *(If no, skip this section)* Yes No
- 2. Will this project involve:
 - Residential tenant relocation? Permanent Temporary None
 - Commercial tenant relocation? Permanent Temporary None
- 3. How many tenants will need to be relocated in this project? Residential _____ Commercial _____
- 4. Has a Relocation Plan been prepared in accordance with the requirements of the Uniform Relocation Act, Section 104(d) of the Housing and Community Development Act of 1974, or state and local code? Yes No

Project Schedule

Please provide a brief narrative summary of the project schedule.

Overwrite this text with your answer

Project Financing

Please provide a summary of the potential capital funding sources along with approximate amounts.

Overwrite this text with your answer

Project Operations

Please provide a summary of the potential operating and service funding sources along with approximate amounts.

Overwrite this text with your answer

Project Team

General

1. Indicate the role of the Sponsor in the project. *(check all that apply)*

- Ownership Entity
- Managing Partner or Managing Member
- Social Service Provider
- Property Management
- Sponsoring Organization
- Developer
- Other, Describe:

Organizational History

2. Has the Sponsor organization developed affordable housing projects previously? Yes No

3. Years Experience 0 Years

4. Number of Projects 0 Projects