

Greenville County Redevelopment Authority

Greenville County Affordable Housing Fund

Training Session



**Greenville County
Affordable Housing
Fund**

2019 Available Funding

 \$ 1 Million dollars

note: ** 10% -20% set aside for Administration - GCRA

Greenville County Affordable Housing Fund

Eligible Applicants

- Nonprofit organizations - Developers
- For-profit organizations - Developers

Greenville County Affordable Housing Fund

Notice of Funding Availability

- First Year Funding - Application is via a Notice of Funding Availability (NOFA) - published in January 2019
- Advertised via Greenville Newspaper, GCRA Website and Greenville County website.
- Application Proposal format from partners to GCRA

Greenville County Housing Fund

Application process/Submission

- Electronic Application available via GCRA website.
- Submission requirement – 3 Hard copies and 1 electronic copy
- Funding request can be made in combination of HOME application

Greenville County Affordable Housing Fund

Eligible Areas/Locations

- ❑ Greenville County, **except City limits of Greenville.**

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Eligible Project Cost Activities

- Site acquisition *
- Pre-development cost *
- Hard costs for construction and rehabilitation activities
- Site improvements *
- Infrastructure specific to *development site.

***Note: Directly associated with specific housing development project.**

Development Project

Available Financing Option Non-profit Organizations

Type

- Gap funding of housing development project
- No Maximum or Cap allocation
- Affordability period consistent with HOME regulations.

Grant:

- 10 percent of total funding request.
Not to exceed \$100,000

Nonprofits & Public Agencies * rental Units

- 1% interest loan amortized for a period of 30 years. 1 year payment deferment period during construction.

Homeownership Units:

- 1% Interest rate

Forms of Funding Assistance

Development Projects Available Financing Option For profit Organizations

Type	<ul style="list-style-type: none"><input type="checkbox"/> Gap funding of housing development project<input type="checkbox"/> No Maximum or Cap allocation<input type="checkbox"/> Affordability period consistent with HOME regulation
Grant:	<ul style="list-style-type: none"><input type="checkbox"/> 10 percent of total funding request. Not to exceed \$100,000
Loan Term: * rental Units	<ul style="list-style-type: none"><input type="checkbox"/> 2% interest loan amortized for a period of 30 years. 1 year payment deferment period during construction.
Homeownership:	<ul style="list-style-type: none"><input type="checkbox"/> 2% interest rate

* HOME Affordability Period

Rental Housing Activity	Minimum Period of Affordability in Years
Less than \$15,000 per unit	5 years
\$15K-\$40K per unit	10 years
Greater than \$40K per unit	15 years
New Construction	20 years

Homeownership Activity	Minimum Period of Affordability in Years
Less than \$15,000 per unit	5 years
\$15K-\$40K per unit	10 years
Greater than \$40K per unit	15 years

***Minimum Investment: \$1,000 per unit**

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Eligible Uses

Eligible Uses

- * Rental units for very low, low, moderate and middle income households
- * Homeownership units for low, moderate and middle income homebuyers

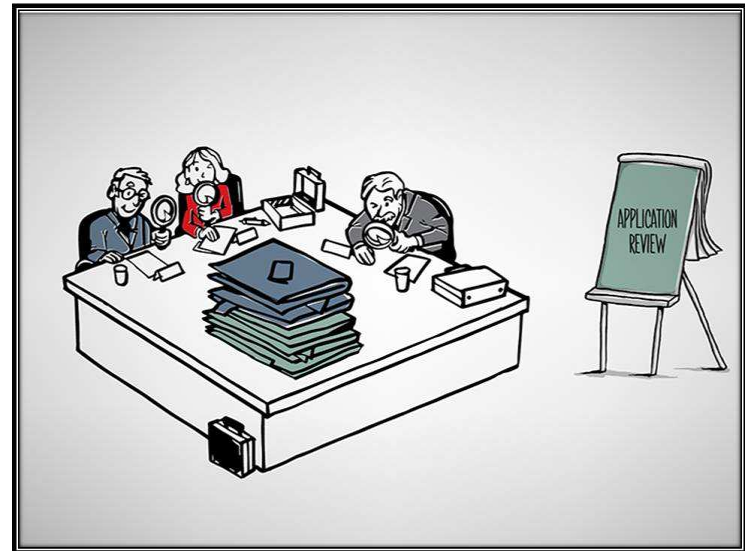
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Priorities

1. Rental units available for very low (30%AMI & below) and low (50% AMI and below) for small/large families, seniors, and persons living with disabilities.
2. Homeownership opportunities for families at 50% - 80% AMI
3. Affordable Rental Units for Middle income families 81% - 120% of AMI.

Selection Criteria: Snapshot

1. Eligibility & Completeness
2. Site Control
3. Developer Experience
4. Developer Capacity
5. Income targeting consistent with Priorities & Market Demand
6. Cost Reasonableness
7. Project Feasibility
8. Readiness to Proceed



Application Scoring

Criteria	Maximum Points (100)
Completeness, Program Eligibility and Site Control	20 points
Leveraging & Per Unit Subsidy Request and Address Demonstrated Need	20 points
Financial Feasibility	25 points
Developer Experience, Capacity, and Project Readiness	25 points
Income Targeting Consistency with Priorities (30-50 percent AMI)	10 points

Market Study

- **Development Description** (construction type, #buildings, #units, gross rents, & population served)
- **Site Location Description** (include area map and site photos).
- **Market Area Description** (include map showing nearest full-service grocery, pharmacy, school, and comparable developments)
- **Market Area Economy** (workforce numbers and anticipated incomes as relevant to the development's targeted income group)
- **Summary Comparable Developments** (Describe existing affordable housing developments by type, driving distance from the subject development, population served, #units by bedroom size, gross rent by unit size, service and on-site amenities, occupancy rate)

Market Study: Key Conclusions

- ❑ Market strengths/weaknesses (compatibility with surrounding uses; the appropriateness of location; service facilities; on-site amenities; off-site amenities and their driving distance from the development etc.)
- ❑ Positive and negative attributes and issues that will affect the property's performance and any proposed mitigation or modification to project.
- ❑ Market justification for the proposed development, including the proposed rents by unit and population type.

Leveraging and Per Unit Gap Fund Request

- ❑ Need for Gap fund request from GCAHF.
- ❑ Identification of other committed funds from other sources.
- ❑ Analysis of the Per Unit of GCAHF in comparison to other funding sources identified.

NOTE: Projects using fewer GCAHF subsidy dollars per unit will receive more points than projects using more GCAHF subsidy dollars.

Developer Experience & Capacity

- List and describe projects completed by the organization similar to proposed project
- List and describe experience of all development team members including consultants if applicable
- Most recent financial statements should show enough liquidity to initiate and complete project.

Cost/Profit Reasonableness & Financial Feasibility

- Cost comparable to similar projects in the same geographic area.
- Reasonable rents within affordability guidelines
- Adequate funding and project's ability to pay debt service over the affordability period.
- Minimum DCR of 1.15 (Rental units)
- Funding Leverage
- Developer fee less than 15% of TDC

Cost/Profit Reasonableness & Financial Feasibility

- Comparable procurements
- Bidding
- Commitment to what entity
- Firmness of commitment and terms & conditions
- Timing of disbursement
- Strength of funding participants or other sources

Income Targeting

Projects targeting low income families will receive additional points

Greenville County Median Income : \$66,500

Source- HUD date 2018

Target population	Income Target	Income range
Very low Income	Less than or equal 30% of Area median Income	<ul style="list-style-type: none">➤ From or = \$14,000➤ Adjusted to household size
Low Income	50 percent of Area median Income or below	<ul style="list-style-type: none">➤ \$23,300➤ Adjusted to Household size
Median Income	80 percent of Area Median Income or below	<ul style="list-style-type: none">➤ \$37,250➤ Adjusted to household size
Middle Income	81 – 120 percent of the Area median Income	<ul style="list-style-type: none">➤ \$53,865 - \$79,800➤ Adjusted to Households size

HUD 2018 Income Limits

FY 2018 Income Limit Area	Median Income	FY 2018 Income Limit Category	1	2	3	4	5	6	7	8
		Very Low 50% Income Limits (\$)	\$23,300	26,600	29,950	33,250	35,950	38,600	41,250	43,900
Greenville County	\$66,500	Extremely Low 30% Income Limits (\$)	\$14,000	16,460	20,780	25,100	29,420	33,740	38,060	42,380
		Low 80% Income Limits (\$)	\$37,250	42,600	47,900	53,200	57,500	67,750	60,000	70,250

Readiness to Proceed

- * Timelines must be realistic and achievable
- * Describe dates:
 - * Funding commitments
 - * Closing dates
 - * Construction start-up and completion
 - * Occupancy
- * All projects must start within 12 months of award notice.
- * Homebuyer units must be sold within 9 months of construction completion
- * Rental units must be occupied within 18 months completion.

Selection Process & Timeframe

- **NOFA published - January 2019**
- **Training – Wednesday, February 6, 2019 @ 10:00 am**
- **Submission date: March 22, 2019 @ 1:00 pm**
- **GCRA Committee and Board approval - April 9th & 23rd, 2019**
- **May – Greenville County Council - Finance & Committee of the whole approval - TBD**
- **June 2019 - Award letters issued outlining terms and conditions**
- **July - November 30th - Execute Development Agreement contingent upon receipt of applicant's:**
 - **Commitment of other funding sources**
 - **Updated development budget**
 - **Project completion schedule**
 - **Site control completed - Legal Description of proposed properties including BB#s**

*****Funding Available July 1, 2019*****

Submission Requirement

The dead line for all responses to the proposal is Friday, March 22, 2019 at 1:00pm. p.m. EST and should be mailed or submitted to the GCRA office located at:

Greenville County Redevelopment Authority

Attention: Mr. John Castile

Executive Director

301 University Ridge, Suite 2500

Greenville, SC 29601

Email electronic copy – Jcastile@gcra-sc.org