



SLCRDA



APPLICATION | AFFORDABLE HOUSING: COMPETITIVE FUNDS

451 South State Street, Room 115, PO Box 145518, Salt Lake City, Utah 84114 | 801-535-7240 | www.slcra.com

Through a Notice of Funding Availability (NOFA), the Redevelopment Agency of Salt Lake City intends to allocate funding through the Housing Development Loan Program (HDLP) for projects that produce affordable housing units within Salt Lake City municipal boundaries. This application is the first step in the process to request funding through the HDLP. Prospective applicants are strongly encouraged to read the *FY2024-2025 HDLP Guidelines and Application Handbook* in its entirety before beginning the application process.

A: PROJECT SUMMARY

| | | | | |
|--|---------------------------------|--|--|------------------------------|
| Project Name | | Date of Application | | |
| Requested Funding Amount | Total Project Cost (TPC) | | Requested Funding Amount to TPC (%) | |
| Estimated Project Start Date | | Estimated Project Completion Date | | |
| Project Street Address | | City | State | Zip |
| Contact Name | | Contact Phone | | Contact Email Address |
| If awarded, what will RDA Gap Financing funds be used for: | | | | |
| <input type="checkbox"/> Construction Costs | | <input type="checkbox"/> Other: | | |
| Project Type: | | | | |
| <input type="checkbox"/> New Construction, Undeveloped Site | | <input type="checkbox"/> New Construction, Demolition of Existing Structures | | |
| <input type="checkbox"/> Renovation/Rehabilitation of Existing Housing | | <input type="checkbox"/> Addition to Existing Structure | | |
| <input type="checkbox"/> Adaptive Reuse of an Existing Structure | | <input type="checkbox"/> Other: | | |

B: APPLICANT SUMMARY

| Business Name | | Tax ID Number | | |
|---|---------------------------------|-------------------------------------|-----------------------------------|--------------------------------------|
| Street Address | | City | State | Zip |
| Entity Type: | <input type="checkbox"/> LLC | <input type="checkbox"/> Sole Owner | <input type="checkbox"/> 501(c) 3 | <input type="checkbox"/> Partnership |
| | <input type="checkbox"/> C Corp | <input type="checkbox"/> S Corp | <input type="checkbox"/> Other: | |
| Ownership - Provide the following information for officers and shareholders owning 10% or more of the entity. | | | | |
| Name, Title | % Ownership | Role in Proposed Project | | |
| | | | | |
| | | | | |
| | | | | |
| Are there any legal actions naming any companies or individuals in the development team, ownership group, applicant or applicant business? | | | | |
| | | <input type="checkbox"/> Yes | <input type="checkbox"/> No | |
| Are there any judgments or liens outstanding against the applicant? | | | | |
| | | <input type="checkbox"/> Yes | <input type="checkbox"/> No | |

C. DEVELOPMENT TEAM OVERVIEW

Please provide the following information for each relevant development team member:

| Role | Firm/Organization | Contact Name, Email | Identify of Interest | Years Experience |
|----------------------|-------------------|---------------------|----------------------|------------------|
| Developer | | | | |
| General Partner | | | | |
| Architect | | | | |
| Contractor | | | | |
| Construction Manager | | | | |
| Legal | | | | |
| Prop. Manager | | | | |
| Market Study | | | | |
| Appraisal | | | | |
| Environ. Review | | | | |
| Primary Lender | | | | |
| Other | | | | |
| Other | | | | |

D. HOUSING & LAND USE OVERVIEW

| Total Residential Units: | 81% AMI & Above Units: | 61% - 80% AMI Units: | 41% - 60% AMI Units: | 40% AMI & Below Units: |
|--------------------------|------------------------|----------------------|----------------------|------------------------|
| Studio: _____ | Studio: _____ | Studio: _____ | Studio: _____ | Studio: _____ |
| 1 Bed: _____ | 1 Bed: _____ | 1 Bed: _____ | 1 Bed: _____ | 1 Bed: _____ |
| 2 Bed: _____ | 2 Bed: _____ | 2 Bed: _____ | 2 Bed: _____ | 2 Bed: _____ |
| 3 Bed: _____ | 3 Bed: _____ | 3 Bed: _____ | 3 Bed: _____ | 3 Bed: _____ |
| 4 Bed: _____ | 4 Bed: _____ | 4 Bed: _____ | 4 Bed: _____ | 4 Bed: _____ |
| Total: _____ | Total: _____ | Total: _____ | Total: _____ | Total: _____ |

Housing/Land Use Type:

- Multi-family - <20 units
- Multi-family - 21 to 50 units
- Multi-family - 51 to 100 units
- Multi-family - 101 to 200 units
- Multi-family - 200+ units
- Live/work Units
- Single-Family Attached/Townhomes
- Other: _____

Land Area: _____ sq ft
Building Area: _____ sq ft

Number of Floors: _____
Commercial Area: _____ sq ft
Parking Ratio: _____
 (Spaces per residential unit)

What is the current proposed zoning and use(s) of the site?

Does the project meet all current zoning, infrastructure, and utility requirements?

- Yes No

If not, please indicate what process(es) will need to be completed in order to move forward, and the status of these process(es).

Note: RDA staff recommends that Projects be reviewed by Salt Lake City's Development Review Team (DRT). If a Project is reviewed by DRT, DRT notes should be attached to the application submittal.

E. PROPERTY OVERVIEW

Tax Parcel Identification Number(s): _____

Does the Applicant have site control of the property? Yes No

Please attach proof of site control.

If the Applicant does not currently have site control, explain how site control will be obtained, including timing:

Is the site occupied? Yes No

If Yes, will the proposed project displace residents and/or businesses? Yes No

If residents and/or businesses are anticipated to be displaced, describe how impacts to low-income residents will be resolved:

Note: To be eligible for funding, projects must comply with Salt Lake City's Residential Demolition Provisions, City Code 18.64.050, and the Federal Uniform Relocation Assistance and Real Property Acquisition Act.

F. PROJECT PRIORITIES

Does the project meet the sustainability threshold to achieve a "Designed to Earn ENERGY STAR" score of 90+?
 Yes No

Is the building designed to operate without on-site fossil fuel combustion (100% electric building operation)?
 Yes No

Please attach ENERGY STAR Statement of Design Intent (SEDI) as referenced on Page 6 of HDLP Guidelines and Application.

Select the Project Priorities that the project meets:

- | | | |
|---|--|------------------------------|
| <input type="checkbox"/> Family Housing w/ Amenities for Children | Affordable Housing Preservation | Neighborhood Safety |
| <input type="checkbox"/> Deeply Affordable Housing | Architecture & Urban Design | Public Art |
| <input type="checkbox"/> Ownership: Wealth Building Opportunity | Missing Middle & Unique Housing Types | Public Space |
| <input type="checkbox"/> Neighborhood Commercial & Services | Mixed-Income Neighborhoods | Special Populations |
| <input type="checkbox"/> Expand Opportunity | Building Preservation, Rehabilitation, or Adaptive Reuse | Sustainability |
| | | Transportation Opportunities |

Note: Refer to the HDLP Guidelines and Application Handbook for Project Priority benchmark requirements.

Describe how the project will meet the Benchmark(s) for each of the selected Project Priorities. A separate attachment may be included.

G. PROJECT DESCRIPTION

Provide additional detail on the project concept, amenities, and design, (i.e. transit-oriented development, public space, historic preservation, sustainability features, supportive services, etc.). Separate attachments may be included.

H. APPLICANT EXPERIENCE

Provide additional detail on the Applicant's experience and capacity in developing and managing affordable housing projects for the long-term. A separate attachment may be included.

I. FINANCIALS

Provide the proposed term (include the construction period), whether payments will be hard or cash flow repayments, interest rate*, amortization schedule, and repayment schedule of RDA funds being applied for. In addition, provide a summary and status of other sources of financing. A separate attachment may be included.

Is the project anticipated to use Low Income Housing Tax Credits as a source of financing?

- Yes, 4% Yes, 9% No

If Yes, are Low Income Housing Tax Credits already awarded to the project?

- Yes, 4% Yes, 9% No

Which HDLP fund(s) is the project applying for? Multiple funds may be selected. Please refer to Section 2 of the HDLP Guidelines and Application Handbook for fund details.

- RDA Housing Development Loan Program
- HOME Community Housing Development Organization Funds

*Please refer to Section 6 and Attachment B of the HDLP Guidelines and Application Handbook to calculate interest

J: APPLICANT CERTIFICATION

Applicant Certification

I/We hereby certify that all statements in this application are true and complete.

Applicant (print) By (signature)

Title Date

Applicant (print) By (signature)

Title Date

ATTACHMENT CHECKLIST

For an application to be considered complete the following sections must be completed in full:

| 1. Application Form (this form) | Check if Complete |
|--|--------------------------|
| A. Project summary | <input type="checkbox"/> |
| B. Applicant summary | <input type="checkbox"/> |
| C. Development team overview | <input type="checkbox"/> |
| D. Housing and land use overview | <input type="checkbox"/> |
| E. Property overview | <input type="checkbox"/> |
| F. Project priorities | <input type="checkbox"/> |
| G. Project description | <input type="checkbox"/> |
| H. Applicant experience | <input type="checkbox"/> |
| I. Financials | <input type="checkbox"/> |
| J. Applicant certification | <input type="checkbox"/> |
| K. Additional applicant attachments (if applicable) | <input type="checkbox"/> |
| 2. Attachments (Please label attachment files: A_Project Name, B_Project Name, etc.) | Check if Complete |
| A. Preliminary project drawings, including a conceptual site plan (including the context of the area), elevation drawings, and architectural renderings (if available) | <input type="checkbox"/> |
| B. Proof of Site Control | <input type="checkbox"/> |
| C. ENERGY STAR Statement of Design Intent (SEDI) | <input type="checkbox"/> |
| D. Sources & Uses (include both Construction Sources & Uses AND Permanent Sources & Uses) | <input type="checkbox"/> |
| E. Financing Term Sheets (if available) | <input type="checkbox"/> |
| F. Operating Proforma (Order loans in proposed repayment positions, include 15 yrs, & annual DSCRs) | <input type="checkbox"/> |
| G. Project Timeline, including significant project milestones | <input type="checkbox"/> |
| H. Notes from Salt Lake City Development Review Team (DRT) meeting (if available) | <input type="checkbox"/> |

OTHER

How did you hear about this Notice of Funding Availability?

- | | |
|---|---|
| <input type="checkbox"/> Our website | <input type="checkbox"/> Social media |
| <input type="checkbox"/> Email | <input type="checkbox"/> Utah Public Procurement Place website or email |
| <input type="checkbox"/> Online advertisement | <input type="checkbox"/> Other: _____ |