



SLCRDA



APPLICATION | HIGH OPPORTUNITY AREA AFFORDABLE HOUSING

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

Through the High Opportunity Area 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 Areas of High and Very High Opportunity located 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 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:
 Construction Costs Other:

Project Type:
 New Construction, Undeveloped Site New Construction, Demolition of Existing Structures
 Renovation/Rehabilitation of Existing Housing Addition to Existing Structure
 Adaptive Reuse of an Existing Structure Other:

B: APPLICANT SUMMARY

Business Name Tax ID Number

Street Address City State Zip

Entity Type: LLC Sole Owner 501(c) 3 Partnership Joint Venture
 C Corp S Corp 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 judgments or liens outstanding against the applicant? Yes 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:

[Empty text box for site control explanation]

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:

[Empty text box for displacement resolution]

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:

- Family Housing
- Target Populations
- Homeownership
- Missing Middle/Unique Housing Types
- Transportation Opportunities
- Neighborhood Safety
- Expand Opportunity
- Architecture & Urban Design
- Commercial Vitality
- Historic Preservation/Adaptive Reuse
- Public Art
- Sustainability

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.

[Large empty text box for project priority description]

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.). A separate attachment 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, 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.

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

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 Program Income

HOME ARP Development

Home Development Fund

HOME Community Housing Development Organization Funds

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	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 and uses	<input type="checkbox"/>
E. Financing term sheets (if available)	<input type="checkbox"/>
F. Operating proforma	<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: _____ |