



AFFORDABLE HOUSING DEVELOPMENT APPLICATION

Please complete and return to:
City of Redding
777 Cypress Avenue
Redding, CA 96001
dforseth@ci.redding.ca.us

APPLICANT INFORMATION

Note: All terms in **Bold** print are further defined within the attached definitions.

Applicant/Organization:

Organization Type: Non-profit For-profit Individual General Partnership
 Limited Partnership Limited Liability Company Corporation Other _____

Contact Name:

Contact Title:

Address:

City: _____ State: _____ Zip: _____

Mailing Address:
(if different from above)

City: _____ State: _____ Zip: _____

Phone: () _____ Fax: () _____

Cell Phone: () _____ Email: _____

DEVELOPMENT LOCATION

Development Name:

Address:

If multiple sites, please provide additional addresses:

Is the development located in one of the following **Redevelopment Project Areas**?

Market Street Canby-Hilltop-Cypress Buckeye SHASTECC

Is the development located in one of the following **Target Neighborhoods/Areas**?

Parkview Martin Luther King Jr. Downtown Lake Boulevard

Zoning: _____ General Plan: _____

By definition, does the development qualify as an **Infill Development**? Yes No

If so, describe _____

Is the development located in one of the following **Census Tracts**?

CT 101 CT 102 CT 105 CT 109 CT 112 CT 113

| DEVELOPMENT DESCRIPTION |
|---|
| Development Activity (check all that apply): ~ New Construction ~ Acquisition ~ Rehabilitation |
| If acquisition of a structure, is the building(s) occupied? ~ Yes ~ No |
| Development Type: ~ Rental ~ Owner-Occupied ~ Transitional Housing ~ Other _____ |
| Property Type: ~ Single-family ~ Multi-family - # of units _____ |
| Briefly describe the housing unit (single or multi-story; # of buildings, bedroom configurations) and building type (single-family, duplex, fourplex, townhouses, condo etc.): |
| Predevelopment Activities completed to date (check all that apply): ~ Environmental Phase I ~ Appraisal - date appraisal completed: _____ ~ Architectural Plans or Construction Drawings ~ Planning Approval If so, type of approval: _____ ~ Other _____ |
| Identify the current form of site control: ~ Owner ~ Purchase Agreement ~ Option ~ Lease Expiration/Term of Agreement, Option or Lease _____ ~ Other _____ |

| TARGET POPULATION AND AFFORDABILITY | | |
|---|--------------|------------|
| # of units with occupancy restrictions to: | No. of Units | % of Units |
| Households with incomes below 50% Area Median Income (AMI) (Very Low) | | |
| Households with incomes between 51% and 80% AMI (Low) | | |
| Households with incomes between 81% and 120% AMI (Moderate) | | |
| # of units without occupancy restrictions: | | |
| TOTAL | | 100% |
| Identify the Target Population: ~ Seniors ~ Disabled ~ Homeless ~ Large Families (3+ bedroom units) ~ General Population ~ Other _____ | | |
| How many of the restricted units identified above will be available to the Target Population? _____ | | |
| Anticipated affordability period for the Restricted Units: _____ years Note: Redevelopment regulations require a 55-year affordability period for rental projects and a 45-year affordability period for homebuyer projects. | | |

| DEVELOPMENT FUNDING Financial Characteristics ^a | | | |
|---|----------|-------------------------------|----------|
| FUNDS | SOURCE | COMMITTED | PROPOSED |
| Federal | | \$ | \$ |
| | | \$ | \$ |
| State | | \$ | \$ |
| | | \$ | \$ |
| Local (Non-Agency Funds) | | \$ | \$ |
| Private Grant | | \$ | \$ |
| Private Loan | | \$ | \$ |
| Applicants' Funds | | \$ | \$ |
| Other: _____ | | \$ | \$ |
| TOTALS: | | (a) \$ | (b) \$ |
| Total Committed* and Proposed (a) + (b) above * Please attach documents verifying commitment including the terms governing the funds | | \$ _____ | |
| Total Development Cost | | \$ _____ | |
| Funding Gap | | \$ _____ | |
| Total Cost Per Unit | \$ _____ | Total Cost Per Bedroom | \$ _____ |
| | | | |
| Total City Funds Requested | | \$ _____ | |
| Requested terms for City Funding: ~ Amortized Loan: ____ years ____% interest rate ~ Residual Receipts: ____ years ____% interest rate ~ Deferred Loan: ____ years ~ Grant ~ Homebuyer Subsidy ~ Other _____ | | | |
| Requested funding would be used for (check all that apply): ~ Acquisition ~ Predevelopment ~ Construction Financing ~ Capital Improvements ~ Permanent Financing ~ Downpayment Assistance ~ Other _____ | | | |
| Additional comments: | | | |

DEVELOPER EXPERIENCE

| <i>Development Team</i> | <i>Name</i> | <i>Years in Operation</i> | <i>Identify housing developments completed or managed within the last three years</i> |
|-------------------------|-------------|---------------------------|---|
| Developer | | | |
| Architect | | | |
| Civil Engineer | | | |
| Attorney | | | |
| General Contractor | | | |
| Property Manager | | | |

Please list the Development Team members having experience with affordable housing development:

BONUS CATEGORIES

American with Disabilities Act (ADA) Improvements:

- If the development includes three or more ground level dwelling units or three or more dwelling units with one or more elevator, will more than 5% of the units be **accessible units**? ~ Yes ~ No
If yes, how many? _____ How many units will be **adaptable**? _____
- If the development includes three or more two-story units, will more than 10% of the units be **adaptable**? ~ Yes ~ No If yes, how many units will be **adaptable**? _____
- If the development has fewer than three units, will at least one of the units be an **accessible unit**? ~ Yes ~ No If yes, how many? _____
How many units will be **adaptable**? _____

Sustainability:

Will the development meet the guidelines of Redding Electric Utility's **Affordable Green Housing Incentive Program**? ~ Yes ~ No ~ To be determined

Will the development be **LEED** certified? ~ Yes ~ No

If so, at what level? ~ Platinum ~ Gold ~ Silver ~ Certified ~ To be determined

Development Amenities:

Please list:

BONUS CATEGORIES (continued)

Historic Preservation:

Will the development preserve a historical building or historical feature? ~ Yes ~ No

Affordable Housing Finance Experience:

Considering past affordable housing projects, has your organization successfully been awarded non-local affordable housing financing? ~ Yes ~ No

If so, please list the funding source (LIHTC, MHP, AHP, etc.) and the awarding year:

Plans, Goals, and Objectives:

Will the proposed development meet specific goals and objectives identified in Agency and/or City Council adopted plans such as the General Plan, neighborhood revitalization plans, etc?

If so, please describe:

DEFINITIONS. The following definitions shall apply for the purposes of this Affordable Housing Project Application Form:

“Accessible Unit” refers to a dwelling unit that is located on an accessible route and can be approached, entered, and used by an **individual with a disability**.

“Adaptable” shall mean features within a dwelling unit that have been considered, prepared or installed so that the unit may be altered to accommodate an **individual with a disability** (e.g. wide doors, no steps, adaptable cabinetry, control and switch locations, blocking in walls, clothes rods are adjustable).

“Affordable Green Housing Incentive Program” shall mean the incentive program administered by the Redding Electric Utility to support the development of energy efficient, affordable and “green” housing in the City of Redding.

“Agency” shall mean the Redding Redevelopment Agency.

“Agency Funds” shall mean the 20 percent set-aside of tax increment revenues allocated to the Agency for the purpose of increasing, improving, and preserving the community’s supply of low- and moderate- income housing. These funds are generally referred to as the Low- and Moderate-Income Housing Set-Aside Fund.

“Census Tract” shall mean a census tract, based on U.S. Census data, in which fifty-one percent (51%) or more of the households are low- or moderate-income.

“Committed Funds” shall mean funds for which the owner and/or developer have a legally binding commitment stating the funds have been specifically set-aside for the proposed development.

“Individual with a disability” shall mean an individual that has a physical or mental impairment that substantially limits one or more major life activities.

“Infill Development” shall mean projects that include the development of vacant lots or a planned conversion of a rundown or underused building located within a built-up urban area.

“LEED” refers to the United States Green Building Council’s Leadership in Energy and Environmental Design (LEED) Green Building Rating System which is a third-party certification program and the nationally accepted benchmark for the design, construction, and operation of high performance green buildings.

“Low-Income” shall mean a household earning no greater than eighty percent (80%) of Shasta County median income as determined by the United States Department of Housing and Urban Development from time to time, as set forth in Health and Safety Code Section 50093.

“Moderate-Income” shall mean a household earning no greater than one hundred twenty percent (120%) of Shasta County median income as determined by the United States Department of Housing and Urban Development from time to time, as set forth in Health and Safety Code Section 50093.

“Proposed Funding” shall mean funding identified by the owner and/or developer as a potential funding source for the development.

“Redevelopment Project Areas” shall mean the locally adopted areas designated for redevelopment activities to occur, which include: Market, Canby-Hilltop-Cypress, Buckeye and SHASTEK.

“Target Neighborhoods/Areas” include: Parkview Neighborhood, Martin Luther King Jr. Neighborhood, Downtown (as defined by the Downtown Specific Plan) and the Lake Boulevard Planning Area.

“Total Cost Per Bedroom” shall mean the Total Development Cost divided by the total number of bedrooms.

“Total Cost Per Unit” shall mean the Total Development Cost divided by the total number of residential units.

“Total Development Cost” shall mean the total cost of the residential development which includes acquisition, predevelopment costs, construction costs, and other costs specifically related to the residential units.

“Very Low-Income” shall mean a household earning no greater than fifty percent (50%) of Shasta County median income as determined by the United States Department of Housing and Urban Development from time to time, as set forth in Health and Safety Code Section 50105.