

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 Agency Funds Requested		\$ _____		
Requested terms for Agency 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.