

State of Georgia
HOME-ARP
NCS NOFA Training
Development Budget

Department of Community Affairs
Housing Finance & Development Division
Office of Community Housing Development



Agenda

- Quick Project Overview
- Posted Questions and Website Review
- Development Budget Section
- Key Take-Aways

Funded Programs

**Affordable Rental
Housing Construction
(LIHTC)**

\$ 64,424,131

**Non-Congregate
Shelter Development**

\$ 8,765,517

Department of Community Affairs
Housing Finance & Development Division



A Community Driven Process

Data

- Census
- McKinney Vento
- Criminal Justice
- CHIP Applications
- LIHTC Applications
- CDBG Applications
- GA Dream
- GICH

Sub-Population

- Addiction Recovery
- Aging
- Family
- Individual
- Intellectual & Developmental Disabilities
- Justice & Re-Entry
- Mental Health
- VAWA & Domestic Violence
- Veterans
- Youth Aging Out of Foster Care

Community Partners

- Dept. of Behavioral Health & Developmental Disabilities
- Dept. of Community Supervision
- Community Service Boards
- The Salvation Army
- Non-Profit Service Providers
- Local Government
- Veteran Programs
- Domestic Violence Shelters
- Rehabs
- Local Law Enforcement
- Faith Based Programs

Leverage! Leverage! Leverage!

Department of Community Affairs
Housing Finance & Development Division



Posted Questions...

- Website Review
 - [Online Application Page Download and Review](#)
 - Submission Review Webinars updated on the site
- If an organization does not conduct an annual audit of its financials due to its financial constraints and is not required to do so in the State of Georgia based on its annual revenue, are audited financials still required with an application? Are there any exceptions or additional instructions for 501(c)(3) organizations that wish to apply but do not have audits conducted?

Barriers to Affordable Housing

Webinar Series – HUD Exchange

- Conducted in June and July
- Head to HUD Exchange and sign up

| Webinar | Description |
|--|--|
| Overview of Barriers to Affordable Housing | This session will provide an overview of the barriers to affordable housing, why barriers are an important topic and how they relate to the Con Plan. The session will also discuss various categories of barriers, examples from other grantees, and funding resources to address barriers. |
| Using Data to Identify Affordable Housing Need | This session will provide information on using the Comprehensive Housing Affordability Strategy (CHAS) data to identify and understand affordable housing needs, a first step in identifying local barriers. It will also include discussions of geography levels, data dictionaries, how to use the data to understand rates of housing problems and unmet housing needs with a local approach to data on affordable housing needs. |
| Research on Barriers | This session will provide an overview of recent research on regulatory barriers and their effect on housing, community, and well-being. Promising practices from local speakers on regulatory reforms, and the use of tools such as GIS mapping, will be discussed. |
| Community Engagement on Addressing and Removing Barriers | This session will discuss misconceptions around affordable housing, fair housing, and planning for affordable housing. It will include a panel of grantees sharing best practices around community engagement and ways to address and remove barriers. |

Development Budget

Submission Checklist

Application Submission

| | |
|--|--|
| | NCS Development Budget Excel Spreadsheet |
|--|--|

Required Documentation Submission

| | |
|--|---|
| | Proof of access to city and/or county utilities for water, sewer, gas and electric or estimate of cost to install & connect |
|--|---|

The following documentation may not be applicable to all HOME-ARP NCS projects:

| | |
|--|---|
| | Evidence of equity funds, if the Organization/Agency is committing equity to the project. |
|--|---|

| | |
|--|---|
| | Letters of commitment or term sheets for each development phase funding or financing source, if HOME-ARP is not the only funding or financing source. |
|--|---|

Development Income

| | Committed Funding. For all funding firmly committed to the project, indicate the amount of the commitment. | Tentative Funding. For all funding not firmly committed to the project, indicate the amount of funds applied for. | Indicate if loan or grant | Lender/Funder Name |
|----------------------|---|--|---------------------------|--------------------|
| HOME-ARP Funds | | | | |
| Bank Loan | | | | |
| Other Debt | | | | |
| Local Government | | | | |
| Owner Investment | | | | |
| Other Funding: | | | | |
| Other Funding: | | | | |
| Other Funding: | | | | |
| Other Funding: | | | | |
| Subtotal | | | | |
| Total Funding | | | | |

| | |
|--|---|
| Total Development Income | 0 |
| Total Development Expenses | 0 |
| Overage or unmet need (number should be zero) | 0 |

Development Expenses

| Total Cost | HOME-ARP Requested | Other Source(s) of Financing/Funding | Other Source of Financing/Funding Name 1 | Other Source of Financing/Funding Name 2 | Other Source of Financing/Funding Name 3 | Other Source of Financing/Funding Name 4 | Other Source of Financing/Funding Name 5 | Other Source of Financing/Funding Name 6 |
|------------|--------------------|--------------------------------------|--|--|--|--|--|--|
| | | | | | | | | |
| \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |

Development Expenses

| I. ACQUISITION | |
|--|--|
| Land | |
| Building(s) | |
| Closing Costs | |
| Subtotal | |
| II. SITE & DEMOLITION | |
| On-site Improvements | |
| Off-Site Improvements | |
| Demolition | |
| Subtotal | |
| III. DIRECT CONSTRUCTION | |
| Rehabilitation - to make occupancy ready | |
| Rehabilitation - capitalized replacement reserve | |
| New Construction | |
| Construction materials | |
| Construction Supplies | |
| Construction Labor | |
| Builder Fee | |
| +Builder Overhead | |
| -Builder Profit | |
| -General Requirements | |
| Construction inspection | |
| Permits & Fees paid by Developer | |
| Construction Contingency | |
| Sales Tax | |
| Other (specify): | |

| IV. PROFESSIONAL AND INDIRECT COSTS | |
|--|--|
| Architect - Design | |
| Architect - Supervision | |
| Energy Efficiency Consultant | |
| Survey & Engineering | |
| Soils Report | |
| Water/Sewer impact fees | |
| HUD Environmental Review | |
| Phase I Environmental | |
| Appraisals (acquisition & after-rehab value) | |
| Capital Needs Assessment | |
| Real estate attorney | |
| Legal Fees | |
| Other Legal Costs | |
| Accounting Fees | |
| Other (specify): | |
| Subtotal | |
| V. CONSTRUCTION INTEREST & FEES | |
| Construction Loan Interest | |
| Origination Fee | |
| Bond Premium | |
| Title & Recording | |
| Insurance | |
| Other (specify): | |
| Other (specify): | |
| Subtotal | |

| VI. PERMANENT FINANCING | |
|--|------|
| Loan Origination Fees | \$ - |
| Other (specify): | \$ - |
| Subtotal | \$ - |
| VII. DEVELOPER COSTS | |
| Developer Fee | \$ - |
| Consultant Fee | \$ - |
| Construction Management Oversight | \$ - |
| Other (specify): | \$ - |
| Subtotal | \$ - |
| VIII. OTHER | |
| Relocation Costs | \$ - |
| Furniture, Fixtures, and Equipment | \$ - |
| Soft Costs Contingency | \$ - |
| Capitalized Operating Reserve (min. 6 months Op | \$ - |
| Other (specify): | \$ - |
| Other (specify): | \$ - |
| Other (specify): | \$ - |
| Subtotal | \$ - |
| TOTAL | \$ - |
| | |
| Total Development Income | 0 |
| Total Development Expenses | 0 |
| Overage or unmet need (number should be zero) | 0 |

Self-Scoring

| Self-Score (Completed by Organization) | 0 - Not included | Points Scored (1 - 2 pts, unless otherwise stated) | Bonus Points | Total |
|---|------------------|--|--------------|-------|
| Documentation Submission | | | | |
| Forms completed for each section (Max 1 pt.) | | | N/A | 0 |
| All appropriate supporting documents completed for each section (Max 1 pt.) | | | N/A | 0 |
| | | | | |
| Project Readiness | | | | |
| The applicant is able to demonstrate in detail that the development is ready to commence and can be fully completed, and the funds can be fully expended, with all reimbursement requests being processed within three years | | | N/A | 0 |
| PLAN REASONABLENESS: Is the infrastructure and operational capacity of the organization prepared to take on the additional program and building once constructed and placed in service? (Ex. common space, bathrooms, and meeting rooms can manage the additional people and use? The staffing plan is reasonable? Services proposed are reasonable?) | | | N/A | 0 |
| | | | | |
| Cost Effectiveness | | | | |
| The Applicant's proposal allows for the most efficient and cost-effective use of HOME-ARP funds | | | N/A | 0 |

Self-Scoring

| Leveraging | | | | |
|--|--|--|-----|----------|
| The applicant must demonstrate how the proposed program will leverage other funding or resources to serve more clients or provide additional services beyond HOME-ARP funded services | | | N/A | 0 |
| The external commitment of funds toward the construction project beyond HOME-ARP (1 pt for 10% to 25%, 2 pts for greater than 25%) | | | N/A | 0 |
| As of the time of proposal submittal, the funding associated with this NOFA / RFP must be sufficient to allow the non-congregate shelter project to be fully completed. (Unmet need = 0) | | | N/A | |
| | | | | |
| NOFA Funding will Fully Complete Project | | | | |
| As of the time of proposal submittal, the funding associated with this NOFA / RFP must be sufficient to allow the non-congregate shelter project to be fully completed. (Unmet need = 0) | | | N/A | 0 |
| The applicant must demonstrate that HOME-ARP funds will be fully expended within three years and HOME-ARP funds will be fully expended prior to 9/30/2030 | | | N/A | 0 |
| | | | | |
| SELF SCORE TOTAL | | | | 0 |

Take-Aways

- Be as clear as possible on your estimates – if not sure, please explain in the areas provided
- You can include the actual estimates in your application
- Be sure to consider all the hidden costs, including federal requirements which may pertain to your development
- Be sure to include contingencies for unforeseen costs that make sense. Try not to budget too much or too little.
- Ask questions – it helps everyone in this process



**State of Georgia
HOME-ARP
Allocation Plan**

Read the plan
On the DCA website:
<https://bit.ly/GaHOME-ARP-Plan>



Sign up for our Listserv:
<https://bit.ly/GaHOME-ARPListserv>

Thanks!



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