

# HOST Housing Funding Application



## APPLICATION INFORMATION & CERTIFICATION

### Project Type (Check One):

Rental  For-Sale

### Basic Contact and Project Information

#### Contact Information:

Legal Name of Borrowing Entity:

Mailing Address:

Federal Tax ID Number:

UEI Number, if applicable:

Type of Organization:

Non-Profit?  Yes  No

Developer Contact:

Phone:

Email:

Consultant Contact, if applicable:

Phone:

Email:

Developer's Counsel, if applicable:

Phone: .

Email:

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## Project Information

Project Address(es):

Parcel ID(s):

Current Zoning:

Parcel Acreage:

Total Units:

AMI Level and Bedroom Count:

*Please fill in the number of affordable units by AMI level and bedroom count:*

|        | 30% AMI | 40% AMI | 50% AMI | 60% AMI | 80% AMI | Market | TOTAL |
|--------|---------|---------|---------|---------|---------|--------|-------|
| Studio |         |         |         |         |         |        |       |
| 1BR    |         |         |         |         |         |        |       |
| 2BR    |         |         |         |         |         |        |       |
| 3BR    |         |         |         |         |         |        |       |
| 4BR    |         |         |         |         |         |        |       |
| TOTAL  |         |         |         |         |         |        |       |

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Percent of Units below 30% AMI:

Percent of Units below 40% AMI:

## Project Financing

Please review HOST's term sheets and indicate which financing product you are applying for:

### Tax Credit Projects

- 9% LIHTC
  - Very Low Income\*
  - Not Very Low Income
- 4% LIHTC + State LIHTC
  - Very Low Income\*\*
  - Not Very Low Income
- 4% LIHTC
  - Very Low Income\*\*
  - Not Very Low Income

\* >35% of units at 30% AMI or >45% of units at 40% AMI

\*\* >25% of units at 30% AMI or >35% of units at 40% AMI

### Non-Tax Credit Projects

- Non-LIHTC Rental/Mixed-Income
- For-Sale – Development
- Land Acquisition
- Property Acquisition
- Rehabilitation

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Total amount of HOST funds requested:

HOST funding per unit requested:

Confirm the terms of the HOST financing product you are applying for:

Interest Rate:

Loan Term:

Covenant Term:

Repayment:

Indicate the additional sources of financing your project is seeking:

Senior Loan

PAB/Tax-Exempt Loan

PAB Issuer:

Construction Loan Amount:

Permanent Loan Amount:

Colorado Division of HousingSource and Amount:

Tax Increment Financing

Project-Based Vouchers/HAP Contract

Number of Vouchers by Unit AMI:

Type of Vouchers:

Seller Financing

Loan Amount:

General Partner Financing

Loan Amount:

Other:

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Total acquisition and/or development cost:

Total projected debt senior to HOST financing:

Total project loan-to-value, including HOST financing:

If any of your other financing sources are monitoring compliance with federal funding requirements (e.g. Davis-Bacon, Section 3, Section 504), please describe:

Anticipated use of HOST funds (acquisition, hard costs, soft costs, etc.):

## Readiness to Proceed

HOST will accept applications that meet minimum readiness-to-proceed milestones. HOST will not accept applications from projects that answer “No” to any of the following questions.

Site control over the entire site of the proposed project?  Yes  No

Select an answer:

If the option chosen is a PSA or Lease, please describe the terms & expiration date:

Recent Phase I environmental assessment completed, and if needed, Phase II?  Yes  No

Is the project in conformance with the Denver Zoning Code?  Yes  No

Current zoning:

Tax credit application(s) submitted?  Yes  No  N/A (no tax credits contemplated)

Conditional commitments from senior lender and tax credit equity investors?  Yes  No

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*For tax credit projects only, conditional commitments are not expected until after CHFA has awarded tax credits. HOST will review your application during the tax credit application period in order to make recommendations to CHFA but will not begin processing your application until conditional commitments are received.*

## Special Compliance

### Funding Source & Federal Funding

Depending on the funding source selected by HOST, your project may be subject to special compliance requirements. The strictest special compliance requirements are associated with federal funds. HOST strives to match federal funds with projects that are already subject to federal special compliance requirements and/or that are implemented by developers with significant federal funds experience.

### Environmental, Historical and Relocation Review

Applications for funding may be subject to an Environmental Review, as required by the National Environmental Policy Act of 1969. Applications for funding may also be subject to the Uniform Relocation Act of 1970, National Historic Preservation Act of 1966, and related laws, as stated in HUD's regulations at 24 CFR Part 58. The project's scope of work and the proposed project's site existing environmental conditions contribute to the complexity of each review. The Environmental Review is subject to public notice dissemination in accordance with 24 CFR § 58.21 and may require solicitation of comments from outside agencies. Estimated review time for the most common projects undertaken by the City and County of Denver, including acquisition, rehabilitation, demolition, and new construction, may range from 3 to 6 months. However, project schedules should incorporate sufficient time for consultation by outside agencies, including State, Local and Tribal consultation under Section 106 of the National Historic Preservation Act."

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## **Flood:**

Does the project occur in a 100-year floodplain or a 500-year floodplain, according to the FEMA Flood Insurance Rate Maps (FIRMs) or Advisory Base Flood Elevations(ABFEs)?

Yes  No

Is the project site located in a flood hazard area?  Yes  No

## **Site Hazards & Pollution:**

Is the project site on or near a geological hazard area or archeological or cultural resources?

Yes  No

## **Noise:**

Is the project site located within 1,000 feet of a major highway; 3,000 feet of a railroad; or 15 miles of a commercial airport or military airfield?  Yes  No

## **Historical:**

Does the project site contain one or more existing structures?  Yes  No

If yes, are any of those structures more than 30 years old?  Yes  No

## **Relocation:**

Is any building on the project site currently occupied?  Yes  No

*If yes, and you receive federal funds, you are required to notify occupants immediately about this application and inform them of their relocation rights, if you have not already done so.*

## **Accessibility**

Applications for funding may be subject to Section 504 of the federal Rehabilitation Act of 1973.

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## For new construction of multi-family projects:

Will 5% of units be accessible to individuals with mobility impairments, and an additional 2% be accessible to individuals with sensory impairments?  Yes  No

Will all covered units and community spaces (those accessible on 1st floor or by elevator) comply with the Sec. 504 accessibility requirements?  Yes  No

Please provide a brief narrative of key unit features in the Sec. 504 development plan.

## For rehabilitation projects:

Is this project undergoing substantial rehabilitation? *The definition of substantial rehabilitation is rehabilitation costs that exceed 75% of the replacement cost of the property in properties with 15 or more units.*  Yes  No

If yes, will 5% of units be accessible to individuals with mobility impairments, and an additional 2% be accessible to individuals with sensory impairments?  
 Yes  No

If no, are alterations being made to units and common spaces to the maximum extent possible, to make units accessible to those with mobility impairments?  
 Yes  No

If built after 1991, are building entrances and common spaces accessible or being made accessible in remodeled units?  Yes  No

Number of proposed accessible units:

Please provide a brief narrative of key unit modifications in the Sec. 504 development plan.



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## Developer Partner/Entity

The Developer partner/entity is in compliance with HOST, DHA, CHFA, Denver Urban Renewal Authority (DURA), other State agencies, lenders, or tax credit investors in the last five years.

Yes       No

The Developer partner/entity is not presently debarred, suspended, proposed for disbarment, declared ineligible, or voluntarily excluded from covered transactions by HUD or any other Federal department or agency.

Yes       No

The Developer partner/entity agrees to maintain the proposed development as affordable rental housing in compliance with all applicable regulatory agreements.

Yes       No

The Developer partner/entity has not had any unfavorable judgments, administrative actions, or bankruptcies within the last 10 years and is not currently involved in any pending or threatened lawsuits, administrative actions, or bankruptcies involving themselves or any entity in which they have been or are now involved; OR the Developer partner/entity provides a complete description of any and all known bankruptcies, unfavorable judgments, administrative actions and/or pending or threatened lawsuits, administrative actions, or bankruptcies involving themselves or any entity in which they have been directly or indirectly involved.

Yes       No

The entity will make designated principal staff available to HOST through the entire course of development and construction of the project.

Yes       No

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## Sign & Certify

I hereby certify that to the best of my knowledge, the representations made in this application are true and accurate.

I acknowledge that submission of this application does not guarantee HOST underwriting.

I acknowledge that any proposed commitment of HOST financing is subject to approval by HOST's Loan Review Committee and, if applicable, by City Council.

I acknowledge that the selection of funding source (local or federal funds) for any HOST financing is at the sole discretion of HOST, and that federal funds include additional compliance requirements beyond information provided in this form. I acknowledge that if HOST commits federal funds to my project, no work may begin on my project site until I discuss federal funds compliance requirements with HOST staff.

Signature \_\_\_\_\_ Date \_\_\_\_\_

Print Name \_\_\_\_\_ Title \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_

Print Name \_\_\_\_\_ Title \_\_\_\_\_