



Rental Housing Development
Georgia Initiative for Community Housing Retreat
September 12, 2012



Partners in
COMMUNITY
DEVELOPMENT SINCE 1969



Improving Communities Enhancing Lives

NDC is the nation's oldest non-profit provider of community development technical assistance and training

Mission: increasing the flow of capital for investment, jobs and community development to distressed urban and rural communities throughout the U.S

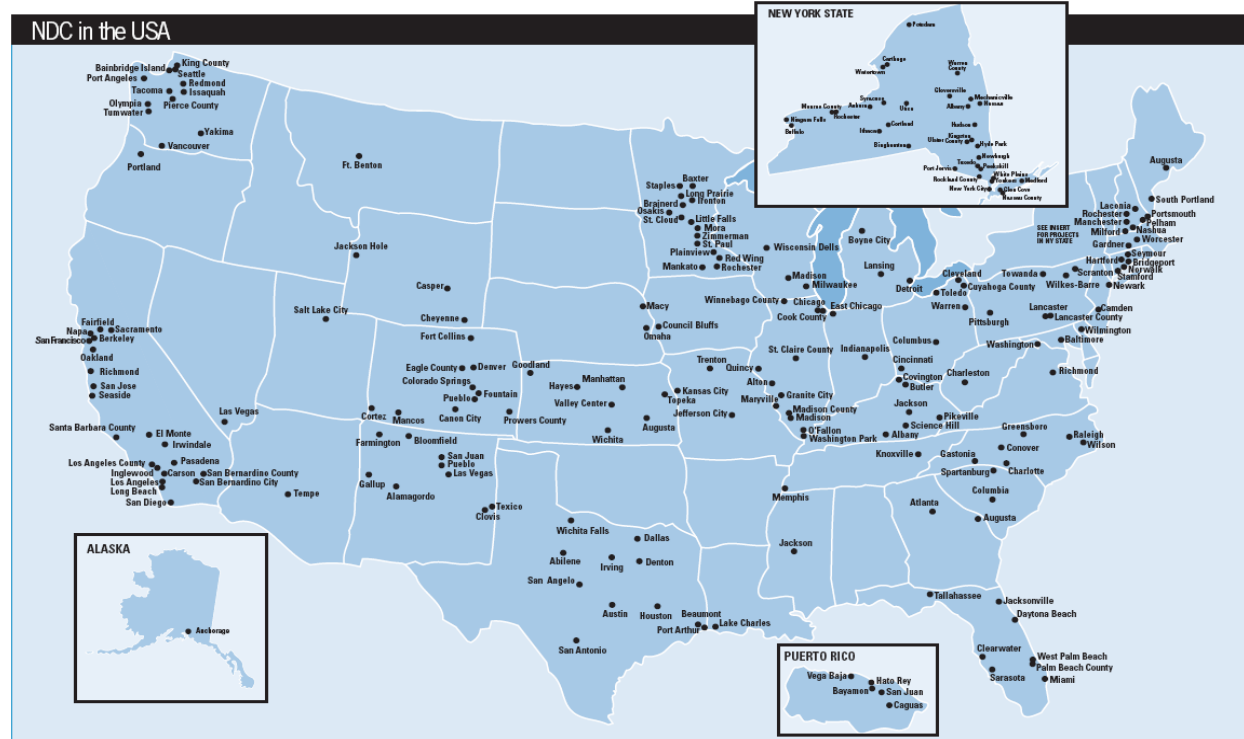


Partners in
COMMUNITY
DEVELOPMENT SINCE 1969



Partners in Community Development Since 1969

NDC works in partnership with local and state governments and non-profit organizations to help them build their communities and economies



Partners in
COMMUNITY
DEVELOPMENT SINCE
1969

- Technical assistance for community and economic development
- Equity for LIHTC, RTC, and Renewable ITC
- New Market Tax Credit Allocatee
- Small business lending
- Financing and developing public facilities
- Housing and Economic Development
Finance Training





Partners in Community Development NDC Corporate Equity Fund

As an equity investor, NDC finances affordable housing, historic preservation, and clean energy installations



Dublin Road Townhomes in Mankato, MN



Partners in
COMMUNITY
DEVELOPMENT SINCE 1969



Partners in Community Development Development Assistance

NDC defines, designs, and executes development and business finance strategies, programs, and projects

NDC identifies, secures, and structures public and private financing and develops projects from concept to completion



Bijou Theatre in Bridgeport, CT



Partners in
COMMUNITY
DEVELOPMENT SINCE 1969

The Development Process

Forming the idea

Creating the development concept

Understanding the market

Determining financial feasibility

Evaluating the site and design constraints and estimating development costs

Constructing the Pro Forma Income and Expense Statement

Preparing sources and uses of funds statements – construction and permanent



Development Process (cont.)

Securing financing

Obtaining a permanent loan commitment

Finding equity and gap (government) financing

Obtaining a construction loan commitment

Development

Execute construction contract

Oversee construction - owner's responsibility to “manage”
contractor and architect



Development Process (cont.)

Operations

Select property manager

Oversee lease up and initial operations

Manage the property manager (asset management)





For Further Information

Regina Celestin

Director

National Development Council

(202) 507-3942

RCelestin@nationaldevelopmentcouncil.org

www.nationaldevelopmentcouncil.org



Partners in
COMMUNITY
DEVELOPMENT SINCE 1969