Housing 400 Initiative

a partnership between

NC Department of Health and

Human Services

&

NC Housing Finance Agency

LOC November 13, 2006

Actions To Date

- 5 community meetings
- Consideration of comments
- 2 applications created and available (www.nchfa.com/About/housing400.aspx)
- LOC presentation

Objective

 Create permanent housing for persons with disabilities affordable at SSI incomes

Requirements

- Potential tenants have income below 30% of area median
- Disability-based income (SSI, SSDI, VA) or meet HUD SHDP standards
- Apartments include kitchen facilities and bathrooms
- Tenants hold lease with all standard legal rights and responsibilities

Tools

- Capital Funds: \$10,937,500 (Non-Recurring)
- Operating Subsidy: \$1,205,000 (Recurring)
- Operating subsidy is limited to NCHFAfinanced units

Production & Operating Subsidy Cost per Unit

- \$10,937,500 divided by 400 units = \$27,343 per unit
- Typical costs range from \$80K to \$100K per unit
- \$1,205,000 divided by 400 units = \$251 per unit/month
- Typical Section 8 rent assistance in NC is \$378 per unit per month
- Leveraged with federal/state tax credits, HOME, undesignated Housing Trust Fund, local resources, Section 8 project based and tenant voucher rental assistance, and rural development subsidies

Programs

Create ~100 units through SHDP 400

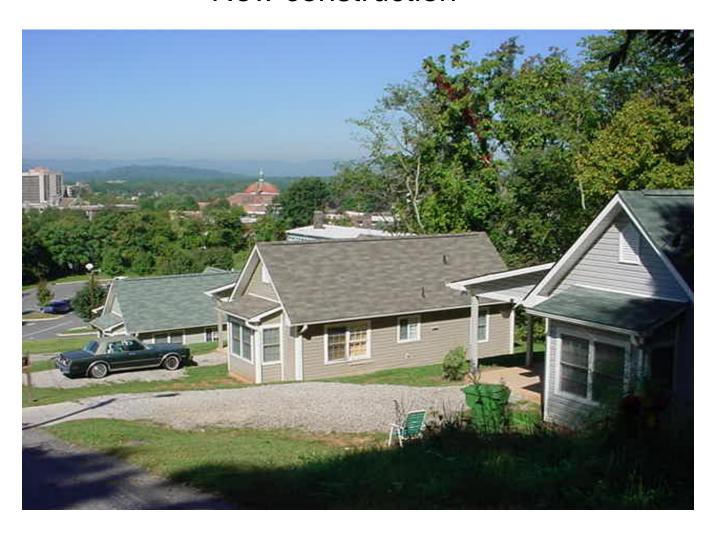
Create ~50 units through PLP 400

 Create ~250 units through Housing Credit Program

Supportive Housing Development Program 400

- SHDP 400 is a program that assists homeless and non-homeless persons with disabilities
- Loan to value ratio can be up to 100%
- Loan amount can be up to \$1.2 million with a \$90,000 per unit cost cap
- Construction loans are available
- Operating subsidy integrated into application

Asheville, NC 8 one-bedroom units in 8 buildings New construction



Sanford, NC
12 one-, two-, and three-bedroom units in 5 buildings
New construction



Durham, NC 12 efficiency units in 1 building New construction



Preservation Loan Program 400

- PLP 400 is a rental rehabilitation program for properties built with federal/state subsidies
- Loan amounts can be up to \$1 million
- 10% of each property's units (minimum 5 units) are set aside for tenants with disabilities
- Key Program operating subsidy is available for targeted units

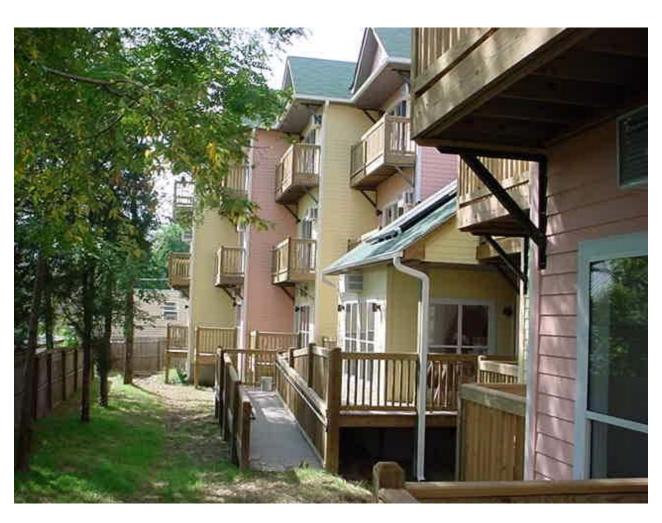
Raleigh, NC 32 two-bedroom units in 8 buildings Rehabilitation



Housing Credit Program

- Housing Tax Credit Program is a rental production and rehabilitation program
- 10% of each property's units are set aside for tenants with disabilities
- Key Program operating subsidy is available for targeted units

Carrboro, NC 24 efficiency units in 1 building New construction



Siler City, NC 48 one-, two- and three-bedroom apartments in 6 buildings New construction



Raleigh, NC 90 one- and two-bedroom apartments in 1 building New construction



Roles

 DHHS reviews and approves community needs and priorities, tenant access to services and targeting plans, and allocates the operating subsidy

 NCHFA evaluates sites, underwrites entire financing package, and awards construction and permanent loans

Next Steps

- SHDP 400 Letter of Intent due 11/15/06
- SHDP Trainings: Raleigh 11/15/06 and Asheville 12/05/06
- PLP 400 applications due 12/08/06
- SHDP 400 applications reviewed and approved as received until 02/28/07

Contact Information

General Information

Patricia Amend
Director, Policy Planning and Technology
NC Housing Finance Agency
P.O. Box 28066
Raleigh, NC 26711-8066
plamend@nchfa.com
919-877-5700

Program Information

SHDP 400
Mary Reca Todd
mrtidd@nchfa.com
919-877-5672
Mike Mittenzwei
mhmittenzwei@nchfa.com
919-877-5638

Julia Bick
Housing Coordinator
NC Dept. of Health and Human Services
2001 Mail Service Center
Raleigh, NC 27699-2001
Julia.Bick@ncmail.net
919-733-4534

PLP 400 Scott Farmer bsfarmer@nchfa.com 919-877-5641 Mark Shelburne mhshelburne@nchfa.com 919-877-5645