Rental Housing Development
Georgia Initiative for Community Housing Retreat
September 12, 2012
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.
NDC works in partnership with local and state governments and non-profit organizations to help them build their communities and economies.
Core Services

- 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
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
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

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