



DEVELOPMENT PARTICIPATION PROPOSAL FORM

This proposal form consists of two (2) sections that must be completed by the Developer. Applicants should review the policy regarding the evaluation criteria prior to submission. The original must be submitted to: Colene Orsini, Procurement, 1300 Broad Street N Jacksonville, FL, 32202. An electronic copy of the proposal is to be emailed to corsini@jaxha.org.

I. PROJECT SUMMARY

Briefly describe, in narrative form, the proposed project and include and/or attach the following information:

a) Provide the following contact information:

Name of Developer	
Name of Development	
Address of Project	
Contact Name	
Contact Phone	
Contact Email	

b) Location: Is this a High Opportunity Area? Please acknowledge whether or not the address is designated as a Difficult Development Area (“DDA”) or a Qualified Census Tract (“QCT”) by the Department of Housing and Urban Development? Or has this area been designated by a state or local Qualified Allocation Plan (QAP) as a high opportunity area whose poverty rate falls below 10 percent (for metropolitan areas) or 15 percent (for non-metropolitan areas).

c) Location: Summarize the items below according to the **Development Scorecard (Exhibit B)**.

- Quality of Schools
- Availability of Public Transportation
- Access to Food
- Access to Healthcare Services
- Access to Employment Opportunities

d) Land ownership, allocation of sale proceeds to JHA and Right of First Refusal: Complete according to **Exhibit B**.

e) Floodplain: Is the development located in a floodplain? Complete according to **Exhibit B**.

f) Summary of the project, including but not limited to the following:

- Number of units presented by unit type (e.g., LIHTC, market, low-income, etc.);
- Type of development (e.g., new construction or rehabilitation);
- Building type(s) being constructed (e.g., apartment townhouse, condominium);
- Any non-residential or mixed uses;



- Family, elderly, or special needs population to be served in the project;
 - Other project information the applicant deems relevant.
- g) Depth of Affordability: Use **Exhibit B** to calculate the average AMI of affordable units.
- h) Development Sources and Use budget;
- i) Unit mix, income restrictions, and rental rates;
- j) First year operating revenues and expenses;
- k) Detailed 20-year proforma;
- l) Operations: Use **Exhibit B** to calculate \$/Unit free cash flow from stabilization to Year 10.
- l) Statement regarding whether Developer, or its related entities, are involved or have reason to believe they will be involved in litigation;
- m) List of all partners including but not limited to architect, contractor, legal, accounting, property management, and financing. Identify and/or establish Minority and Women Owned (MBE/WBE) goals for such partners and employment opportunities for minority, women and/or low-income people. Also Identify Section 3 participation, if applicable.
- n) Proposed site plan and conceptual design of project (for new construction); and
- o) Community and/or city support for the project.

II. PROJECT FINANCING

Complete the following tables and attach supporting documentation as needed:

- a) Developer Compensation;
- b) Schedule number(s) and real estate tax assessment for last two years for the property;
- c) Overview of construction financing components, including amounts term of loans; and
- d) Overview of permanent financing components, including amounts term of loans.

Developer Compensation: Use **Exhibit B** to view scoring criteria.

Developer Fee	_____ % \$ _____
Amount Deferred	\$ _____

Is the Developer receiving any compensation negotiated separately from the Developer Fee? If yes, list all other tasks the Developer is being compensated for and the amount of the compensation.



Front End Fees: Use **Exhibit B** to calculate \$/Unit front end fees. These fees include pre-development, origination, bond issuance, acquisition, and developer fees.

Real Estate Taxes for the last two (2) years:

<u>Tax Year</u>	<u>Schedule Number</u>	<u>Assessed Value</u>	<u>Property Tax</u>

Construction Financing:

<u>Source</u>	<u>Amount</u>	<u>Rate</u>	<u>Other</u>

Permanent Financing:

<u>Source</u>	<u>Amount</u>	<u>Rate</u>	<u>Other</u>