



**GREATER OPPORTUNITIES FOR AFFORDABLE LIVING  
SFY2024 GOAL Preliminary Application Form**

**Section I. Summary Information**

<p><b>Lead Applicant Name &amp; Mailing Address:</b>          Name: _____          Address Line 1: _____          City, State Zip: _____, _____, _____</p>	<p><b>Pre-Application Contact Information:</b>          Name: _____          Title: _____          Phone: _____          Email*: _____          *email address stated above will be used for the notification of estimated market study costs.</p>																
<p><b>Applicant Type (Check all that Apply):</b>  <input type="checkbox"/> Non-Profit Organization    <input type="checkbox"/> CHDO  <input type="checkbox"/> For-Profit Developer        <input type="checkbox"/> Individual  <input type="checkbox"/> Regional Housing Authority  <input type="checkbox"/> Other: _____  <input type="checkbox"/> Nonprofit with 501(c)(3) or 501(c)(4) status</p>	<p><b>Project Name:</b> _____</p> <p><b>Project City:</b> _____</p>																
<p><b>Eligible Activity Type:</b>  <input type="checkbox"/> Acquisition Only    <input type="checkbox"/> Acquisition/Rehabilitation  <input type="checkbox"/> Rehabilitation Only    <input type="checkbox"/> New Construction Only</p>	<p><b>Type of Project:</b>  <input type="checkbox"/> Senior Assisted Living        <input type="checkbox"/> Family Rental  <input type="checkbox"/> Group Home/Congregate Housing  <input type="checkbox"/> Senior Independent Living  <input type="checkbox"/> Single Room Occupancy        <input type="checkbox"/> Special Needs</p>																
<p><b>Occupancy:</b>  <input type="checkbox"/> Permanent housing    <input type="checkbox"/> Transitional housing</p>																	
<p><b>Anticipated Funding Request:</b></p> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="width:70%;">Source</th> <th style="width:30%;">Amount (in \$s)</th> </tr> </thead> <tbody> <tr> <td>HOME Investment Partnerships</td> <td>\$ _____</td> </tr> <tr> <td>Senior Citizens Housing Development Funds*</td> <td>\$ _____</td> </tr> <tr> <td>National Housing Trust Fund*</td> <td>\$ _____</td> </tr> <tr> <td>Emergency Rental Assistance 2 Capital Funds</td> <td>\$ _____</td> </tr> <tr> <td>Competitive Low-Income Housing Tax Credits (see Rating and Award Criteria for eligibility requirements for this source)</td> <td>\$ _____ - Enter annual figure</td> </tr> <tr> <td>Non-Competitive 4% Low-Income Housing Tax Credits (see Rating and Award Criteria for eligibility requirements for this source)</td> <td>\$ _____ - Enter annual figure</td> </tr> <tr> <td><b>Total Funds Requested**</b></td> <td>\$ _____</td> </tr> </tbody> </table> <p>*-subject to availability of funding          **-total funds requested may increase or decrease at the time of final application.</p>		Source	Amount (in \$s)	HOME Investment Partnerships	\$ _____	Senior Citizens Housing Development Funds*	\$ _____	National Housing Trust Fund*	\$ _____	Emergency Rental Assistance 2 Capital Funds	\$ _____	Competitive Low-Income Housing Tax Credits (see Rating and Award Criteria for eligibility requirements for this source)	\$ _____ - Enter annual figure	Non-Competitive 4% Low-Income Housing Tax Credits (see Rating and Award Criteria for eligibility requirements for this source)	\$ _____ - Enter annual figure	<b>Total Funds Requested**</b>	\$ _____
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<p><b>Applicant's Statement:</b> <i>To the best of my knowledge and belief, all of the information contained in this preliminary application and attachments is true and correct, and the activities proposed in this application have been duly authorized by the governing body of the applicant. It is our intent to apply as the lead applicant to the GOAL Program for this project in the Fall 2020 competition.</i></p>																	
<p>Type Name of Authorized Representative:</p>	<p>Title of Authorized Representative:</p>																
<p>Signature of Authorized Representative:</p>	<p>Date Signed:</p>																

## Section II. Project and Site Description

### Part A. Rental Development Analysis Workbook

The SFY 2024 Application Rental Development Workbook must be completed and submitted through the online application system in Excel format. This workbook is available at <https://www.ahfc.us/pros/homelessness/development-grants/goal> and will be provided with the pre-application materials transmitted through the online application system once the pre-applicant has been registered and invited by AHFC to submit their pre-application.

<b>Part B. Project Site Information</b> Project Street Address:  <hr/> <p style="text-align: right;">(street)</p> <hr/> <p style="text-align: right;">(location – from page 1)</p> <hr/>	Project Borough: <input type="text"/>  Project Census Tract: <input type="text"/>
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Project's Complete Legal Description:

<p>Site Size (indicate acres or square feet): _____</p> <p>Current site zoning: _____</p> <p>Is the site located in a Qualified Census Tract? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Is the site located in a Difficult to Develop Area? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Is the site properly zoned for the project? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p><b>If no, is rezoning in process?</b> <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p><b>Estimate how long rezoning will take:</b> _____</p> <p>Are all utilities available at the site? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p><b>If no, which utilities need to be brought to the site?</b> _____</p> <p><b>Estimate the cost to bring utilities to the site:</b> _____</p> <p>Is road access currently available to the site? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p><b>If no, estimate the cost to bring necessary road to the site:</b> _____</p> <p>⇒ <b>The cost of bringing utilities or road access to the site must be included in the development cost estimate, however may not be funded from GOAL Program funds (exception: utility connections from the property line to the adjacent street).</b></p>	
<p>Property Site Control will be Evidenced at time of application by:</p> <p><input type="checkbox"/> Deed (Applicant holds title to property)</p> <p><input type="checkbox"/> Executed Purchase Contract Expiration date of contract : _____</p> <p><input type="checkbox"/> Option to Purchase Expiration date of option _____</p> <p><input type="checkbox"/> Long term lease → Expiration date of long-term lease (no sooner than 50 years after expected completion date): _____</p> <p><input type="checkbox"/> Other: _____</p>	<p>Property Status:</p> <p><input type="checkbox"/> Improved (see below) <input type="checkbox"/> Unimproved</p> <p>If Improved, property is:</p> <p><input type="checkbox"/> Occupied (see below) <input type="checkbox"/> Unoccupied</p> <p>If Occupied, property is occupied by:</p> <p><input type="checkbox"/> Owner <input type="checkbox"/> Tenant (household or business)</p>

### Section III. Development and Management Team

Please provide the applicable name and organization information for each of the respective project team roles. Applicants must provide evidence that key project team members possess the necessary threshold level(s) of experience outlined in the Rating and Award Criteria Plan for the SFY 2023 GOAL Program. Where multiple persons or entities will function in a single team role, please provide details and references each person or entity’s experience used to satisfy the threshold requirements.

Development Team Member	Qualifying Experience	References: Email and / or Telephone Number
Developer: [redacted]  Development Consultant: [redacted]	Within the past ten years, demonstrate at least three years of successful development experience. Two years of this experience must involve projects using the requested sources: <u>Pre-Applicants will be required to provide evidence that the developer or development consultant satisfies these requirements in line #4 of the online application.</u>	[redacted]
Project Sponsor: [redacted]	Can the project sponsor provide at least two years of audited or un-audited financial statements in their GOAL application? Yes or No: [redacted]	N/A
Property Manager: [redacted]	Within the past ten years, demonstrate at least three years of successful property management experience. Two years of this experience must involve multi-family rental properties with the requested sources. <u>Pre-Applicants will be required to provide evidence that the Property Manager satisfies these requirements in line #6 of the online application.</u>	[redacted]

## Section IV. Project Description

Provide a brief description of your project below.

- 1) Discuss the nature of the development proposal: [REDACTED]
- 2) Please describe the target population to be served by the project: [REDACTED]
- 3) Please describe the anticipated timeline for the project development: [REDACTED]
- 4) Please list the proposed / anticipated funding partners: [REDACTED]
- 5) Are there other anticipated partners who will participate in this project? If yes, please describe these partners and the roles they may play in the project: [REDACTED]
- 6) Please describe any challenges to the project proposal which have been overcome to date: [REDACTED]
- 7) Please describe the project design: [REDACTED]
- 8) Have the Project Amenities, General Project Information, and Development Team worksheets in the Pre-Application Workbook been completed?  
 Yes       No
- 9) Please describe any special project services and features not already described in the Project Amenities worksheet: [REDACTED]
- 10) If the project will include 20 or more residential units, please describe how the special needs set-aside requirement will be satisfied: [REDACTED]
- 11) If a discretionary basis boost is anticipated in the pre-application materials, please specify the qualifying conditions that will be satisfied for eligibility and consideration of the basis boost.  
[REDACTED]

PLEASE NOTE: The amenities and design details referenced in points 7 through 9 will assist the market analyst in evaluating the competitiveness of the proposed project in its respective market. If the final GOAL application contains substantial changes, in AHFC's sole opinion, to the amenities and / or design details listed parts 7 through 9 of this section, an updated market study may be required by AHFC. If such an update becomes necessary, the applicant will be responsible for reimbursing AHFC for all costs associated with obtaining the update to the market study.

## Section V. Project Need

### What is the basis for the applicant determining the need for the proposed project?

- 1) Has the applicant conducted its own needs assessment or market study? If so, please describe:  
[REDACTED]
- 2) If the answer to question #1 is yes, please attach a copy of the results from the needs assessment.
- 3) Please provide a brief assessment of the rental market for the proposed project that addresses the following points:
  - i. Presumed demographic characteristics of the target population  
[REDACTED]
  - ii. The Primary Market Area that future households will be drawn from (i.e. block radius, city limits, etc.)  
[REDACTED]
  - iii. The anticipated period of time for the project to rent-up after completion of development activities. Please state assumptions or relevant experience to support this projection.  
[REDACTED]
  - iv. Properties (rental or ownership opportunities) that will compete with the proposed development  
[REDACTED]
- 4) Please describe any additional evidence available to substantiate the economic demand and need for the proposed project: [REDACTED]