

Financing Opportunities



**2010 SMART GROWTH SUMMIT:
SYSTEMS FOR RESILIENCY AND REJUVENATION**

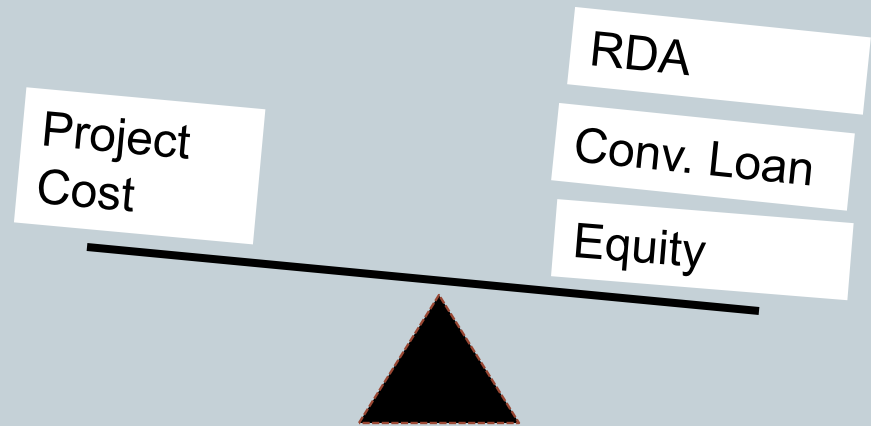
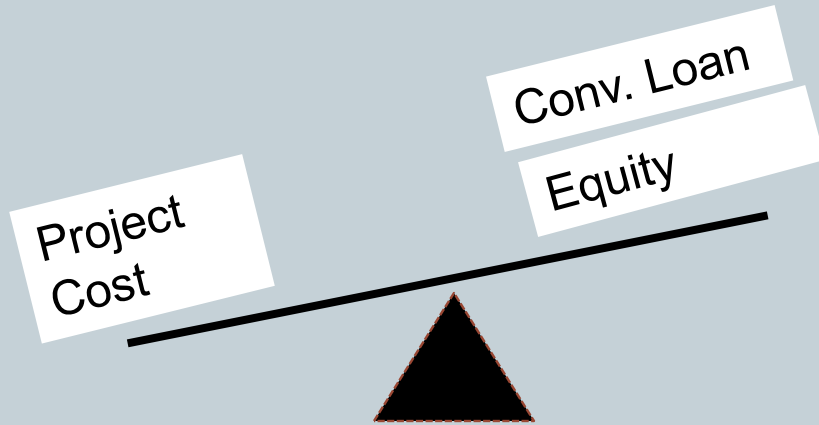
AUGUST 20, 2010

ABOUT THE RDA



- Political subdivision, created by Act 417 of 2007
- Began operations in February 2009
- Mission
- Powers & Authority
- Staff of 7
- \$10.5MM in program funds/\$60MM NMTC
- East Baton Rouge Community Development Entity

FINANCING PROGRAMS



RDA PROGRAMS



- **Gap Financing:**

- Gap funding for projects that provide attainable rental housing units
- Permanent mortgage funds for acquisition & development in Target Areas
- Up to \$40,000/attainable unit at below-market interest rates, not to exceed 30% of project cost or \$1MM
- “Public Benefit” criteria

RDA PROGRAMS



- **Rental Rehabilitation:**
 - Seek to stabilize rents and encourage mixed-income
 - Provide funding for repair & rehabilitation in exchange for attainable rental units
 - Up to \$20,000/attainable unit, not to exceed \$500,000
 - Loan is forgivable upon satisfactory completion of terms, attainability period

EBRCDE PROGRAMS



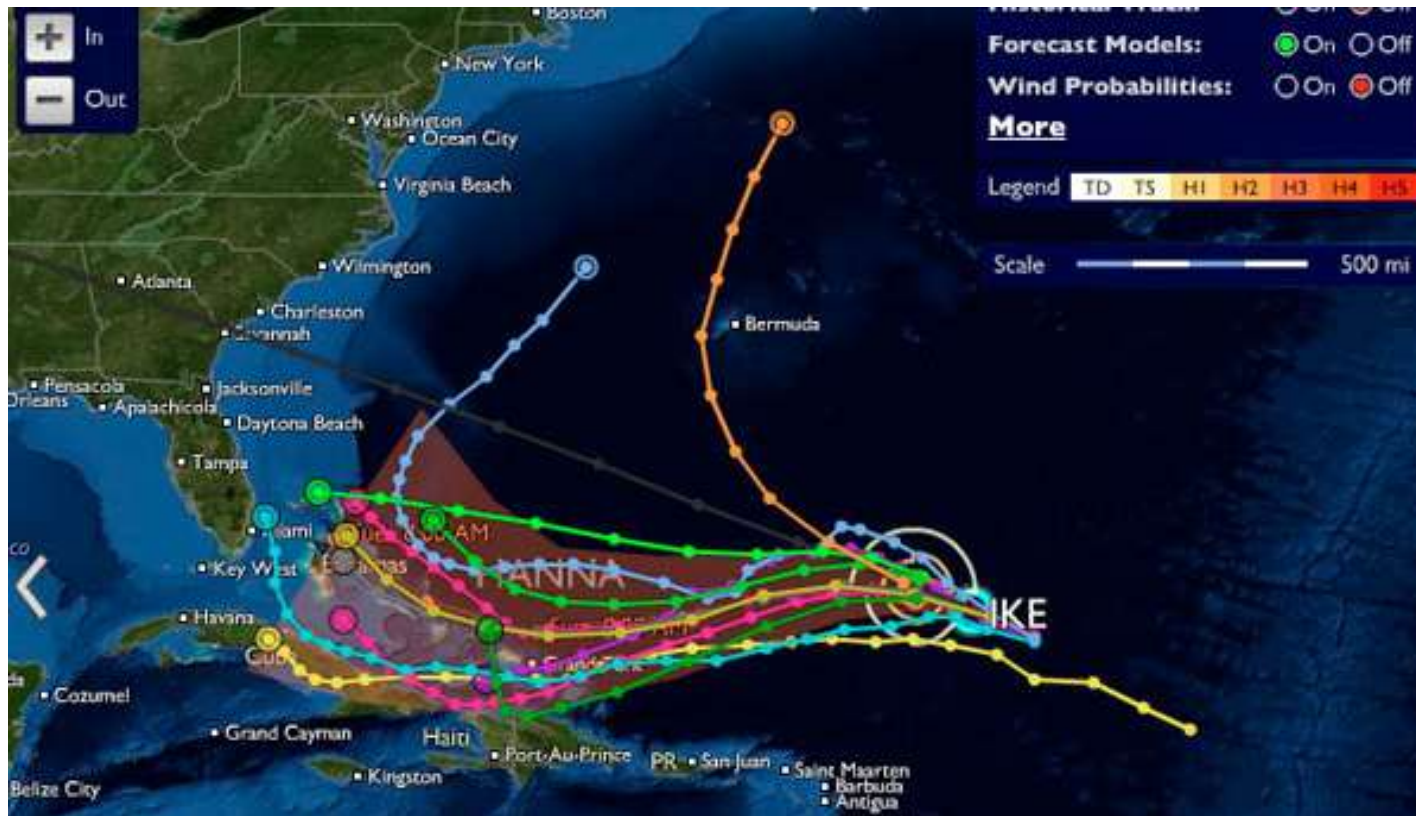
- **New Markets Tax Credits:**

- Provides infusion of capital into low income census tracts
- Passive equity investments, equal to approx. 25% of total development cost, at below 50% of market rates
- 39% tax credit is claimed over 7 years by Investor

EBRCDE PROGRAMS



- New Markets Tax Credits:



WHAT ARE WE LOOKING FOR?



- Targeted Approach
- Viable Projects
- Catalytic Potential
- Community Benefit

ELIGIBLE PROJECTS



- **Gap Financing:**
 - New rental residential or mixed-use construction that includes attainable units
 - At least 70% of financing in place
 - Located in Target Area
 - Financially feasible
 - Community benefit

ELIGIBLE PROJECTS



- **Rental Rehabilitation:**

- Existing rental residential or conversion projects that include attainable units
- Applicant must provide at least 10% equity
- Located in Target Area
- Financially feasible
- Community benefit

ELIGIBLE PROJECTS



- **New Markets Tax Credits:**
 - Commercial or mixed-use real estate development project
 - Total cost of at least \$3MM
 - Typically, at least 75% of financing in place
 - Located in low income Census tract
 - Qualified Active Low Income Community Business
 - Community benefit



225.387.5606

Walter Monsour, President & CEO
wmonsour@ebrra.org

Mark Goodson, Vice President
mgoodson@ebrra.org

Susannah Bing, Project Manager
sbing@ebrra.org

Vickie Smith, Project Manager
vsmith@ebrra.org