



Affordable Housing Development for Newer Nonprofits

November 9, 2022



U.S. Department of Housing and Urban Development
Office of Multifamily Housing Programs

Opening Remarks

Welcome from:

Minnie Monroe-Baldwin

Special Advisor
Office of Multifamily Housing
HUD Headquarters



Introductions

Moderator:
Gregory Klaas



Senior Manager,
ICF

Panelist:
Jeff Johnsen



Executive Director,
Mile High Ministries

Panelist:
Mary Cohen



Executive Director,
Housing Trust of
Rutland County

Poll Question

How many affordable housing rental properties have you developed?

- 0
- 1-2
- 3-4
- 5 or more





Webinar Objective

To provide small nonprofit and mission-driven organizations that are inexperienced or relatively new to affordable housing development with insight on what it takes to develop an affordable housing project



- The development timeline



- Challenges and obstacles



- Potential funding sources



Topics for Discussion:

- Summary of project and overview of development process
- Development timeline and funding sources
- Barriers and how they were overcome



Clara Brown Commons

Denver, CO



At a Glance...

Site: Blighted city block in Denver, privately owned, taken over by City through receivership

Affordable units: 61

Funding: Primarily 4% LIHTC, City and State loans (incl. HOME), and donations

Population to be served: Formerly homeless women and children

Features: Mental health counseling, legal advocacy, tutoring, community space.

Lincoln Place

Rutland, VT

At a Glance...

Site: Former abandoned, uninhabitable parochial school

Affordable units: 19

Funds used: Historic Tax Credits, HUD-CPD funds (Housing Trust Funds, HOME, CDBG)

Population served: Formerly homeless or at risk of homelessness and those below 50% AMI

Features: Community areas for congregating, offices, and social services, built-in furniture



For More Information and Resources

Quick Guide on Increasing the Supply of New Affordable Housing at
<https://www.hudexchange.info/news/increasing-the-supply-of-new-affordable-housing/>

Using the Historic Tax Credit for Affordable Housing at
<https://www.hudexchange.info/programs/environmental-review/historic-preservation/tax-credit/>

NeighborWorks Training: Basic Feasibility Questions for Affordable Housing Projects at
<https://www.hudexchange.info/trainings/courses/neighborworks-training-basic-feasibility-questions-for-affordable-housing-projects/>

How to Use CDBG for Housing Activities at
<https://www.hudexchange.info/programs/cdbg/housing-activities/>



Questions

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Thank you for attending today's webinar

Goodbye!



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