

What is the Predevelopment Funders Roundtable?

It is a collaboration of the primary Twin Cities' affordable housing and equitable commercial pre-development and end funders, including nonprofit, private, and public agencies.

The funders offer the roundtable format to mixed income and affordable housing projects in order to:

- Support Cities' efforts to create a full range of housing choices in their communities.
- Save developers time and money.
- Create efficiency and coordination within affordable housing finance.

Who should meet with the Pre-development Funders Roundtable?

Developers in the predevelopment phase of mixed income and affordable housing projects, who have the support of the city/county in which they are building.

WOULD YOUR PROJECT BENEFIT FROM THE PREDEVELOPMENT FUNDERS ROUNDTABLE?



Corcoran Triangle, Wellington Management

“Our experience obtaining financing from the Predevelopment Funders Roundtable was very favorable. They are both flexible with financing terms and quick in their decision-making.”

Steve Wellington, President,
Wellington Management

“The Roundtable is a critical tool that supports our City's efforts to offer a range of housing choices for residents.”

Michele Schnitker, Housing Supervisor,
City of Saint Louis Park

“The Predevelopment Funders Roundtable enables us to align our financial resources and technical assistance with other funders, including government partners, to best support the project and benefit the community.”

Andriana Abariotes, Executive Director,
Twin Cities LISC

“We believe the greater the coordination of predevelopment funding among predevelopment funders and the greater the coordination between predevelopment funders and end funders, the greater the likelihood that we will achieve our ultimate development goals.”

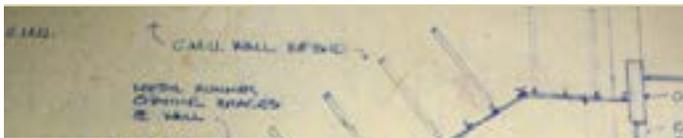
Elizabeth Ryan, Former Vice President,
Family Housing Fund

For More Information

Family Housing Fund
www.fhfund.org
612-375-9644

This brochure was prepared by the Family Housing Fund on behalf of the Development Funders Roundtable

DEVELOPMENT FUNDERS ROUNDTABLE



Save Time and Money

A Tool for Affordable Housing Financing



Western U Plaza, Aurora/St. Anthony Neighborhood Development Corporation

What is the format of a Predevelopment Funders Roundtable?

Roundtable meetings range from one to one-and-a-half hours, and include:

- Presentation and Ask by the Developer (~20 Minutes)
 - Brief overview of project concept
 - What are the financing needs (basic pro forma) and timeline
- Question and Answer Discussion with Funders and Developer (~20 Minutes)
- Funders Discussion (~20 Minutes)



Hamline Station, Project for Pride in Living

What are predevelopment funders looking for in a project?

All predevelopment funders have their own criteria for awarding funding. Some factors considered by funders include:

- Support from the City and/or County
- Proximity to transit
- Mix of income and market-rate units
- Green standards and sustainability
- Community connections

What will the developer get from the Predevelopment Funders Roundtable?

- Immediate feedback on your project from predevelopment funders
- Prompt follow-up on funding requests
- Written minutes from the discussions that include information and recommendations that can improve your project and applications for funding future phases.

What predevelopment funders will be present?

Predevelopment funders will be selected to participate based on the nature and location of your project. In the past, participants have included:

- Community Reinvestment Fund
- Family Housing Fund
- Greater Metropolitan Housing Corporation (GMHC)
- City and County where project is located
- LISC Twin Cities
- Metropolitan Council
- Minnesota Housing
- Neighborhood Development Center
- Twin Cities Community Land Bank

How do I schedule a meeting with the Predevelopment Funders Roundtable?

City staff from the community in which the project will be located should contact the Family Housing Fund with basic project details to request a meeting. If this is not possible, developers who have the support of the City and/or County for their project may contact the Family Housing Fund and request a roundtable.

Does a presentation guarantee support or funding?

No. The participation of predevelopment and end funders in these meetings is not a commitment of support or funding. Funders participate because it promotes efficiency and coordination, increasing the likelihood that we will meet our ultimate community development goals.

