Development Corporation
of
Tarrant County

To transform communities throughout Tarrant County by producing single and multi-family housing to eligible recipients and ensuring access to programs provided by local government, financial institutions, and nonprofit organizations.

Charlie Price
President

NCDA

Innovative CHDO Housing Projects

Working with Others

- Developers
- Other Non-profits
- Housing Authorities

Common Mistakes

- *Insufficient upfront subsidy*
- *Calculating future income and expense*
- *Planning for the future*

Lessons Learned

- *Accountability*
- *Timing (plan ahead)*
- *Expecting the unexpected*

When working with City/County Staff What a CHDO does/needs.

- *To be upfront from the beginning, (no surprises)*
- *Audit Expectations*
- *Manage outcomes through planning.*

How do CHDO's survive?

- Fees from development
- Fees from asset management
- Operating grants from City/County
- Grants from others

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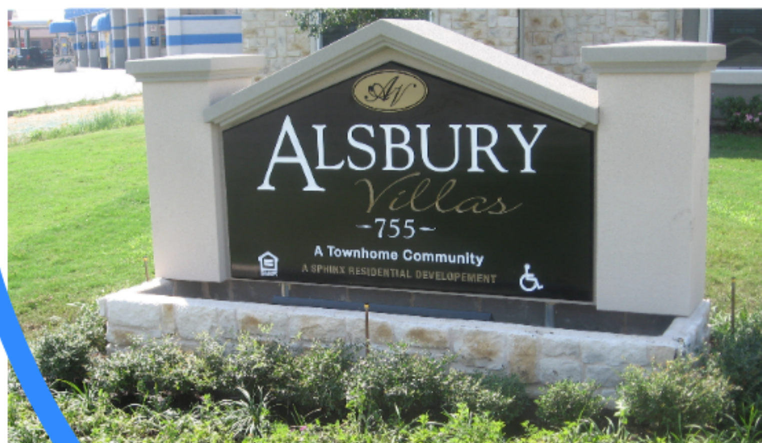

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Multifamily Developments

Sources of Financing

- HOME
- CDBG
- LIHTC
- Private Activity Bonds
- HUD FHA Mortgage

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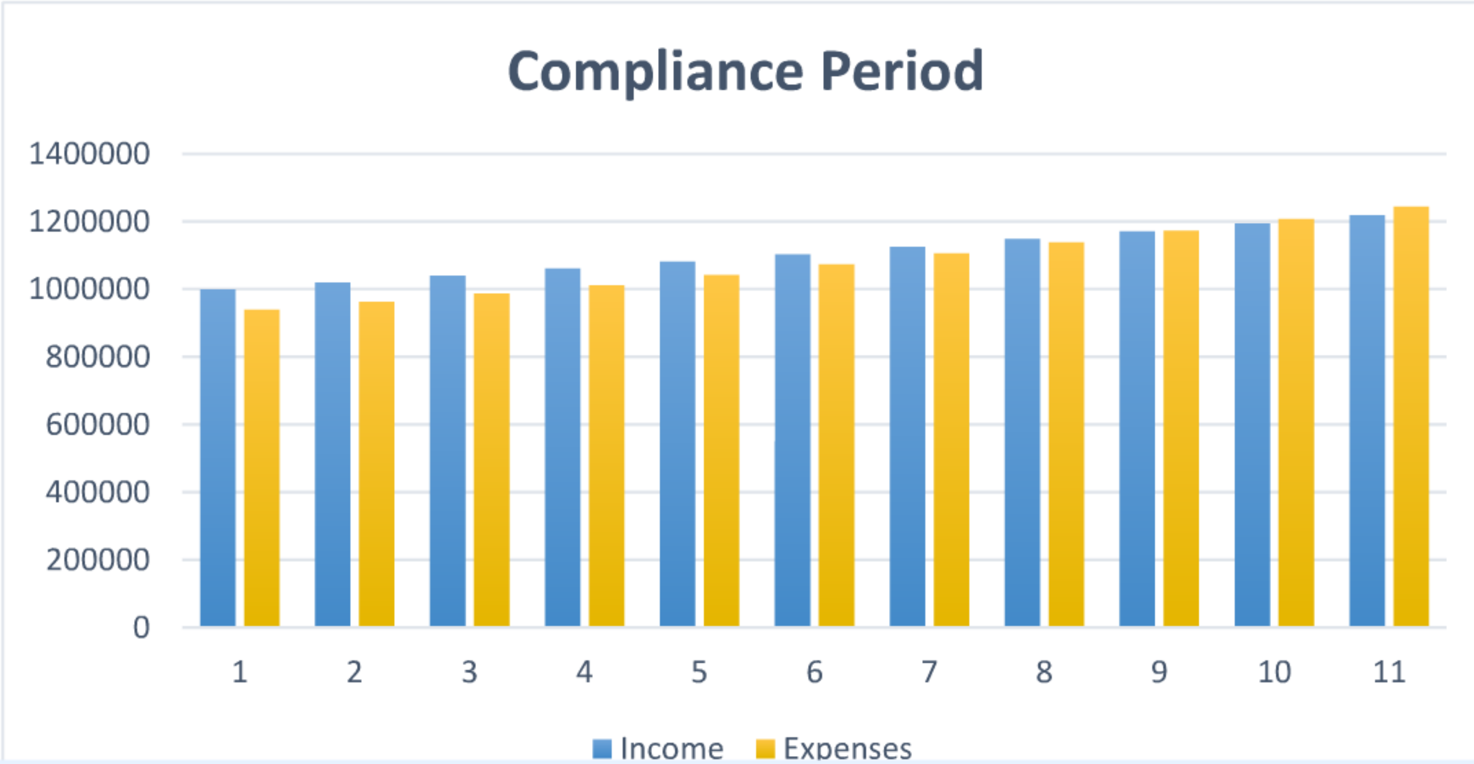

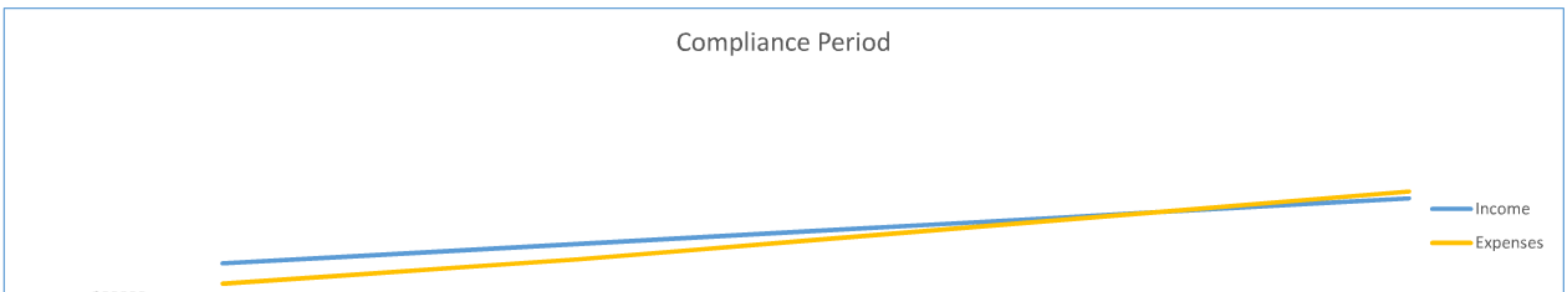

	Year 1	2	3	4	5	6	7	8	9	10	
Income	1000000	1020000	1040400	1061208	1082432	1104081	1126162	1148686	1171659	1195093	1218994
Expenses	940000	963500	987588	1012277	1042646	1073925	1106143	1139327	1173507	1208712	1244973

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