



Warren County Local Development Corporation

Residential Pre-Development Loan Program for INSIDE the Blue Line

The Warren County Local Development Corporation (“WCLDC”) has established a loan fund for the purpose of providing project financing assistance to qualified builders and projects for capital costs and related soft costs associated with new construction of single- or multi-family homes, or new construction of rental properties in buildings meeting the unit requirements as specified below.

REQUIREMENTS and PRIORITY PROJECTS:

The WCLDC prioritizes projects that will have maximum impact in addressing the housing shortage as reported in the 2023 Warren County Housing Needs Study & Market Demand Analysis.

Required:

- Funds can only be used for the development of residential units for year-round residence.
- Integrates third-party compliance (HCR, Adirondack Housing Trust, local Planning Board, etc.) to exclude short-term rentals.

Priority Given to Developments that are:

- Directed at year-round residents working in Warren County.
- Directed at residents earning 40-120% AMI (approximate annual income of \$58-87k family of two; \$62-93k family of three).
- Partnerships with regional employers.

PROGRAM TERMS:

Eligible Applicants:

- Builders/Developers partnered with a third-party entity to manage compliance to exclude short-term rentals (NYS Housing and Community Renewal programs, Adirondack Housing Trust, other)
- Builders/Developers (nonprofit or for profit) with a verifiable record of constructing single- or multi-family housing.

Eligible Projects:

- New construction of single-family homes, duplexes or townhouses which are intended to be owner-occupied by year-round residents.
- New construction of rental properties which are not intended for short-term rentals.
- Minimum of 2 units.
- Project location must be in Warren County, NY and inside the Adirondack Park (aka, the Blue Line) and supported by locally adopted community land use plans, zoning laws and building codes.

Eligible Uses of Funds:

- Permitting costs and fees, survey costs, engineering and legal fees, and other pre-development expenses as agreed to by the WCLDC Board of Directors.

Financing Requirements:

To be eligible for funding under this program, the applicant must provide evidence of adequate funding to complete the project. Applications must be accompanied by a preliminary development budget demonstrating sources and uses of funds.

LOAN TERMS:

The Pre-Development Phase:

- Shall commence with the disbursement of funds and end upon receipt of construction financing.
- Shall not exceed 24 months; extensions may be granted at the discretion of the WCLDC Board of Directors.

During the **Pre-Development Phase**, Builder/Developer agrees to provide quarterly progress reporting.

Loan Amount Up to \$25,000.00 per eligible project

Repayment Terms During Pre-Development Phase

Interest Rate: 1% per annum during the Pre-Development Phase

Payments: Interest only payments are due monthly during the Pre-Development Phase

Repayment Terms Upon Receipt of Construction Financing

Repayment of loan balance is due upon receipt of construction financing.

Repayment Terms Upon Project Denial (or commencing at 24-month mark with “no go” decision)

Interest Rate: 3% per annum

Payments: Principal and interest payments due monthly

Security: Personal Guarantee or other guarantee as approved by the WCLDC Board of Directors

Fees: \$300.00 application fee

Deliverables for Board Review:

- Completed application and fee
- Documents demonstrating prior experience with like construction projects
- Lending Institution commitment letter or other satisfactory evidence of funding
- Project budget, including income, expenses, sources and uses
- Personal Guarantee
- Signed affidavit confirming units being constructed are not to be used for short-term rentals

Applications are reviewed using a point system (TBD)



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APPLICATION

Send completed application to Diane Dumouchel ddumouchel@edcwc.org

I.a APPLICANT: INFORMATION

Entity Legal Name / DBA: _____ Please provide a W9

Company Address: _____

Contact Person / Title: _____

Office Phone: _____ Mobile: _____ Email: _____

Years in Business: _____ Web Address: _____

COMPANY OFFICERS, OWNERS, PRINCIPALS*

<u>Name</u>	<u>Position</u>	<u>% Ownership</u>	<u>Contact Information</u>

*Management profiles must be completed for every owner having at least 20% interest

	Yes	No
1. Is the Company delinquent on any of its federal/state/local tax obligations?		
2. Is the Company delinquent in the payment of any loans?		
3. Are any of the listed owners delinquent on any federal/state/local tax obligations?		
4. Has the Company been declared in default on any of its loans?		
5. Has the Company ever filed for bankruptcy?		
6. Have any of the Company's officers, owners, or principals ever personally filed for bankruptcy or in any way sought protection from creditors?		
7. Are there currently any unsatisfied judgments against the Company?		
8. Are there currently any unsatisfied judgments against any of the Company's officers, owners, or principals?		

If you answered yes to any of the above questions, please explain (incl. attachment if needed):



APPLICATION

I.b APPLICANT: PORTFOLIO

Does the applicant have a verifiable record of constructing single or multi-family housing? Yes [] No []

Please attach a business portfolio and summary that includes the following:

- A brief narrative describing the company’s history w/ residential construction. Incl. building types, location, planning and zoning process, long-term property management structure, homebuyer selection
- A description of the company’s current operations including products, markets, etc.
- Trade references, primary customer listing, and banking relationships
- Please provide materials to support items in this summary.

II. THIRD-PARTY PARTNER

As per the terms of the loan program, projects within the boundaries of the Adirondack Park are required to partner with a third-party entity to manage compliance with the exclusion of short-term rentals.

Partner Entity Name: _____

Program Name: _____

Partner Contact/ Title: _____

Office Phone: _____ Mobile: _____ Email: _____

Have you worked with this program before? Yes [] No [] If yes, please elaborate: _____

Who will administer to the reporting and compliance with the third-party program? _____

What kind of deed restriction tool will the third-party partner use to ensure that the proposed residences are made available to full-time residents and/or remain affordable? _____

Please provide a commitment letter or other confirmation of this partnership for the proposed project



APPLICATION

III.a PROJECT: SITE

Location Address: _____

Municipality: _____ Tax Map #: _____

Roll Section / Zone: _____

Lot Area: _____ Land Assessment: _____

Has the applicant built in this municipality before? Yes [] No [] If yes, please elaborate: _____

Does the applicant have site control? Yes [] No [] If no, please explain: _____

III.b PROJECT: DETAILS

TYPE	# of stories?	total # of units	# per					
			studio	1BR	2BR	3BR		
Rental: Apartments								
Homeownership								
Single Family Homes								
Condominiums								
Townhouse								
Duplex / Fourplex								

Please describe the project in more detail (incl. attachment if needed) _____

Please describe the status of the project in the planning board approval process (incl. details about delays or potential obstacles to approval): _____



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APPLICATION

What are the projected changes in property tax revenues resulting from this project? _____

The WCLDC prioritizes projects that will have maximum impact in addressing the housing shortage as reported in the 2023 [Warren County Housing Needs and Market Demand Analysis](#)

To whom, and how will you market the proposed residential units? _____

III.c PROJECT: PRE-DEVELOPMENT SOURCES AND USES OF FUNDS

USE OF FUNDS*		WCLDC	APPLICANT CASH	BANK	OTHER	TOTALS
		\$	\$	\$	\$	\$
TOTALS						

Please provide supporting documents for all sources and projected use of funds.



APPLICATION

III.d PROJECT: TOTAL CONSTRUCTION BUDGET

Please attach a preliminary construction pro-forma. Include all proposed financing and status of other loan applications, sources of equity capital, commitment letters.

IV. PROPOSED COLLATERAL

	Market Value	Loan Balance (if applicable)
PERSONAL	\$ _____	\$ _____
_____	\$ _____	\$ _____
_____	\$ _____	\$ _____
TOTAL	\$ _____	\$ _____

V.a FINANCIALS: BUSINESS

Please attach the following:

- Most recent Business Tax Returns
- Statement of Activities YTD isolated for each month
- Statement of Financial Position
- Debt Schedule

V.b FINANCIALS: PERSONAL

Please attach the following:

- Most recent Personal Tax Returns
- Personal Financial Statement Form
- Credit Check Authorization



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APPLICATION

V c. FINANCIALS: CREDIT REPORT AUTHORIZATION FORM

Authorization is hereby granted to the Warren County Local Development Corporation (WCLDC) to obtain a consumer credit report through a credit reporting agency chosen by the WCLDC. I understand and agree that the WCLDC intends to use the consumer credit report for the purpose of evaluating my finances.

Name (Print)

Date of Birth (MM/DD/YYYY)

Social Security Number

Street Address (PO Box not acceptable)

City, State, Zip Code

Signature

Date (MM/DD/YYYY)



APPLICATION

V d. FINANCIALS: EQUAL CREDIT OPPORTUNITY ACT

The Equal Credit Opportunity Act [ECOA], 15 U.S.C. 1691-1691f et seq. prohibits creditors from discrimination on the basis of race, color, religion, national origin, sex, marital status, age, receipt of public assistance, or good faith exercise of any rights under the Consumer Credit Protection Act. The Act also requires creditors to provide applicants, upon request, with the reasons underlying decisions to deny credit. The Dodd-Frank Act added, among other things, a requirement that creditors provide to applicants a copy of all appraisals and other written valuations used in connection with the applicant's application for first lien loans secured by a dwelling.



APPLICATION

APPLICANT CERTIFICATION AUTHORIZATION

The undersigned hereby certifies that this information, including all attachments, is true, accurate and complete as of the date of this application. The undersigned understands that false statements may result in the denial of the loan request.

Applicant Signature _____ Date _____

US Citizen Yes [] No [] If not, please present Resident Alien card and No.

_____ Have you even been convicted of a criminal offence? Yes [] No [] If so, please provide details separately.

In connection with this loan application and any update, extension or modification, the undersigned authorizes the Lender to make all inquiries it deems necessary to verify the accuracy of the information provided herein and to determine creditworthiness including, without limitation, obtaining consumer and/or business credit reports regarding the applicant or any entity that they may be affiliated.

I certify that I am not delinquent under the terms of any (a) administrative order, (b) court order, or (c) repayment agreement requiring payment of child support.

I certify that I have never caused the government a loss as a result of a prior borrowing relationship where a direct business or personal loan, a loan in which I was a guarantor or a loan to a business in which I had an ownership interest. Loans include but are not limited to student loans, government guaranteed residential mortgages and business loans, both direct or government guaranteed.

The undersigned hereby certifies that the enclosed application information, including all attachments, is true, accurate and complete as of the date of this application.

Applicant Signature _____ Date _____



APPLICATION

REQUIREMENT CHECK LIST FOR SUBMISSION

Please return the entire Application for Financing, using the following checklist. Please complete each section and attach all appropriate documentation. Incomplete applications cannot be processed.

Completed Application

\$300 Application Fee

I b. APPLICANT: PORTFOLIO

Please attach a business portfolio and summary that includes the following:

- A brief narrative describing the company's history w/ residential construction. Incl. building types, location, planning and zoning process, long-term property management structure, homebuyer selection.
- A description of the company's current operations including products, markets, etc.
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Please provide materials to support items in this summary.

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V.b FINANCIALS – PERSONAL

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APPLICATION

----- Signature Page to Follow -----

If the Applicant is a sole proprietorship or partnership please complete below:

Entity Name / DBA if applicable

1. _____

Name and Title (PRINT)

Signature / Date

2. _____

Name and Title (PRINT)

Signature / Date

If the Applicant is a corporation please complete below:

Name of Corporation

Authorized Name and Title (PRINT)

Signature / Date

STATE OF NEW YORK)

) ss.:

COUNTY OF WARREN)

On this _____ day of _____, 20_____, before me personally came _____, to me known, who, being by me duly sworn, did dispose and say that deponent resides at _____, that deponent is the _____ (title) of _____, the company described in the foregoing application and with a base of operations in _____ County, NY and which executed the foregoing instrument; that deponent had the authority to execute same by order of the Board of Directors or other authority of said company; and that deponent signed deponent's name thereto by like order.

Notary Public