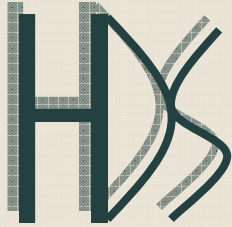


Housing Development Solutions (HDS)

August 2006



Special points of interest:

- Stimulates investment within economically distressed communities
- Leverages public & private resources with traditional commercial financing
- Provides federal tax relief to corporate and individual investors
- Allows local agencies to remain focused on their skills and expertise by removing the technical burdens in preserving affordable housing
- Enhances the overall effectiveness of local organizations
- Delivers economy of scale to underserved markets



HDS

What is Housing Development Solutions?

Housing Development Solutions (HDS) has applied for designation as a not-for-profit housing development organization that utilizes strategic partnerships to successfully develop housing units primarily designated for households qualified as very-low to moderate income.

HDS will work with organizations and other constituencies to analyze proposed housing projects in order to determine economic feasibility, financial structure and critical needs assessment. With an emphasis upon maximizing community benefit and minimizing local public subsidy, HDS offers an extensive network of development and finance professionals that bring the necessary expertise and economy of scale to rural projects that often lack such resources. In working with local non-profit agencies, regional, state and federal government entities, HDS seeks to leverage such

significant resources through efficient project management, while allowing local interests to strengthen core competencies and incorporate complimentary programs offered through Funding Partners and its professional network.

Project Analysis – HDS will work with local partners to identify housing needs and opportunities utilizing the combined expertise of private sector developers, state and federal agencies, housing finance and market professionals to perform a thorough analysis of potential projects. In working with an established team, agencies and its members will enjoy considerable expansion of expertise and economy of scale to attract resources that might otherwise be unattainable, though allow the greatest opportunity to complete a successful project. Agencies and its members will further benefit from an expedited timeline to minimize the effects of cost appreciation.

Project Management – To compliment local strengths, HDS can offer expertise from intensive project management to consultative services in support of organizations initiatives. The extent of HDS participation will be dictated at the local level, though any HDS involvement will bring some level of cost efficiency and enhanced project integrity. HDS will work with local partners to establish roles and responsibilities related to all phases of project development, ownership structure and ongoing management issues.

Technical Training – To further benefit the community, HDS will work with agencies and its members to bring technical and educational training programs to the area. Such training may be directly related to current projects or may be used to elevate awareness and competency of partners and the larger community.

What Are The Benefits Of HDS?

The primary benefit of this initiative is in the delivery of financial and project management services to underserved markets and target populations in a more cost-effective and uniform manner.

HDS maximizes efficiency through capital, resources and personnel, to position ourselves as a key partner in the development process. Each partner remains aligned with their core competencies instead of relying on the local non-profit to learn the technical

components of each project. These strategic partnerships allow small, understaffed agencies to strengthen their capacity and enhance the organization by participating in a successful development team. Through education and training HDS creates a template of services that can be applied to areas of the region where current programs do not exist or do exist, but are inefficient.

HDS revitalizes communities through our affordable housing development activities, through

partnerships we establish and through the investments we make in each community. HDS exists to make the dream of affordable housing attainable throughout the region.



How Can Your Organization Participate?

The success of Housing Development Solutions largely depends on the ability to attract partners that share a common goal of preserving affordable housing in underserved markets and lower income populations. Once identified, all players are positioned in such a way that relative capacities and expertise are maximized. Rather than relying upon trial and error then looking to improve techniques the next time around, HDS is committed to building upon the success of each project to lay the foundation for even greater success in the future.

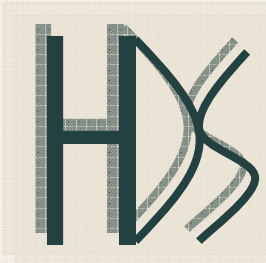
This initiative is built upon collaboration to emphasize local participation and regional experts.

With that in mind, HDS will actively solicit partners in each community to enhance the effect and long-term viability of each project. A sample of local participants may include:

- Service Providers
- Realtors
- Architects / Engineers
- General Contractors
- Financial Institutions
- Regional and Local Housing Agencies
- Corporate Entities (Investors and Project Owners)

Additional resources are brought together through collaboration with other entities that possess particular expertise in structuring commercial and public finance vehicles, successful use of tax credit programs and technical training capacities.

HDS is continually identifying new markets where communities can benefit from this program. If you are interested in participating in this program, please contact our office to see if Housing Development Solutions can assist you with your efforts.



Housing Development Solutions

214 S. College Avenue
2nd Floor
Fort Collins, CO 80524

Phone: 970.493.3899
Fax: 970.494.2022

E-Mail: ashley@housingdevelopmentsolutions.org

