

PARTNERS/ROLES

>Start

DEVELOPMENT

Manage development process, including property acquisition, entitlements, financing, valuation, marketing, design and construction. Determine hold/exit strategies.

FINANCE

Provide or assist in debt and equity funding for project through public and private sources.

EDUCATION

Develop apprentice landlord educational process, identify and provide resources and mentor staffing. Manage and evaluate apprentice program participation and post-program performance.

PROPERTY MANAGEMENT

Assume leasing and property management of owner-occupied townhouse rental units and apartment block rental units. Assist educational partner with transition of rental units to resident owners.

DEVELOPMENT TIME LINE

Mo. 6

DEVELOPMENT

SITE SELECTION
PROJECT PLANNING

FINANCE

PRELIMINARY FINANCING

Mo. 10

DEVELOPMENT

PROPERTY ACQUISITION
ENTITLEMENTS
PROJECT DESIGN
MARKETING

FINANCE

PROJECT FINANCING COMMITMENTS

EDUCATION

PRELIMINARY OWNER SELECTIONS

Mo. 22

DEVELOPMENT

CONSTRUCTION MARKETING
BUILDING DELIVERY

FINANCE

INDIVIDUAL TOWNHOUSE FINANCING ASSISTANCE

EDUCATION

FINAL OWNER SELECTIONS

Mo. 34

DEVELOPMENT

TRANSITION OF TOWNHOUSE OWNERSHIP FROM DEVELOPER TO RESIDENT TOWNHOUSE OWNER

MAINTAIN APARTMENT BLOCK OWNERSHIP

FINANCE

CONVERSION OF CONSTRUCTION LOAN TO PERMANENT LOAN

EDUCATION

APPRENTICESHIP PROGRAM, FIRST ROUND

PROPERTY MANAGEMENT

TRANSITION TOWNHOUSE OWNERSHIP FROM DEVELOPER TO RESIDENT OWNER

MANAGE APARTMENT BLOCK

Mo. 46

DEVELOPMENT

MAINTAIN APARTMENT BLOCK OWNERSHIP

EDUCATION

APPRENTICESHIP PROGRAM, FINAL ROUND

APPRENTICE SHIP PROGRAM, FIRST ROUND EVALUATION

PROPERTY MANAGEMENT

FINALIZE PROPERTY MANAGEMENT TRANSITION TO RESIDENT TOWNHOUSE OWNERS

ONGOING: TRANSITION APARTMENT BLOCK OWNERSHIP FROM DEVELOPER TO QUALIFIED RESIDENT OWNER...



PARTNERSHIP STRUCTURE + DEVELOPMENT SCHEDULE

This design is intended to operate in concert with a social entrepreneurship program to teach qualified neighborhood residents the fundamentals of apartment renting.