

MULTI-FAMILY HOUSING DEVELOPMENT

FLACDC SUMMIT - JULY 18, 2013



**ABILITY
HOUSING**
OF NORTHEAST FLORIDA

MULTI-FAMILY HOUSING DEVELOPMENT

How to successfully

- Acquire
- Maintain
- Manage

small multi-family rental development(s)

ACQUIRE

First – know why you are acquiring the property

- Does this align with your mission
- Do you have the capacity – or can you create the capacity – to undertake a new business line



ACQUIRE

Second – is it feasible

- Potential sources greater than projected expenses
- Probability of securing sources



ACQUIRE

Third – what are the risks

- Pre-development costs and ability to absorb
- Environmental
- Cost overruns
- Holding period
- Permitting



ACQUIRE

Fourth – can we operate it once completed

- Lease up concerns
- Market
- Possibility of unbudgeted expenses



MAINTAIN & MANAGE

Property management – in-house or third-party

	<u>In-House</u>	<u>Third Party</u>
Some of the Cons:	<ul style="list-style-type: none">• Staff time and expertise• Legal & compliance• Ability/willingness to enforce lease	<ul style="list-style-type: none">• Oversight of third-party management• Alignment with mission• One of many properties managed
Some of the Pros:	<ul style="list-style-type: none">• Know residents• Ensure mission alignment	<ul style="list-style-type: none">• Less staff time• Less investment in back-office support – legal, accounting, compliance

MAINTAIN & MANAGE

Property Management Staffing

- Onsite management?
- Dedicated maintenance person?
- Oversight of staff
- 24/7 emergency response
- Residents services & programs



MAINTAIN & MANAGE

Asset Manage

- Asset management is not property management
- Long-view
- Trends and projections
- Mission fulfillment



MAINTAIN & MANAGE

Asset Manage

- Capital improvements
- Reserves
 - Replacement
 - Operating



CONTACT INFO

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The mission of Ability Housing of Northeast Florida, Inc. is to provide quality, affordable community inclusive housing for individuals and families experiencing or at risk of homelessness and adults with a disability.