

# FAQ

## PRE DEVELOPMENT LOAN POOL

RNHS is excited to assist you with the development of your Accessory Dwelling Unit; one of the benefits of the Keys to Equality Program is the access of funds to support you with the Pre-development cost of your project (cost ranges from 10-15% of the project cost).

Once you are accepted in the program i.e. you have been approved by the program lender funds will be set aside to support the program's general contractor Well Nest to move forward with the project.

**Note: These funds are considered an advance and are expected to be paid back to the pool at close ( the predevelopment cost will become apart of your new loan).**

## WAYS TO ACCESS THE FUND...

Inform your housing counselor you need financial support to cover the Pre-development cost; it is suggested that you evaluate your assets to determine if you have funds to help offset the cost- RNHS wants to ensure that you do not take on any more debt than you need to.

If you decide to do an assessment of your property first; prior to lender review and approval and WellNest is the GC you chose; cost can be reimburse through the pool and/ or can reduce additional funds need to get your project completed. - If you do not move forward with the program the cost of the assessment will be at the homeowners expense and will not be covered by Predevelopment Loan pool.

Using another lender - Reminder participants do not have to use the program lending product offered through Self Help Federal Credit Union- If the homeowner secures outside financing the Keys to Equity Program needs to engage with the lender prior to close (ideally at application/ approval ) to ensure the lender will accept the terms and agreements of the Pre-development loan pool and GC considerations.

The pool of funds are available at a first come first serve basis ; and will be set aside for the homeowner that will be paid directly to Wellnest the program General Contractor; the home owner will get a final accounting of the services provide and expenses prior to the closing of the loan.



Pre development funds cover the items listed below; note this is not a complete list based on project and property additional expenses may be included.

1. Line and topographical survey (where needed)
2. Elevations
3. Cross sections (where needed)
4. Tree Survey
5. Grading Plan
6. Creek Protection Permit
7. CalGreen Checklist
8. ADU Checklist
9. Property Tax Evidence
10. Plan Title Block
11. Scope of Work
12. Demolition Plan
13. Floor Plans
14. Construction Sections
15. Elevations
16. Foundation Plans
17. Framing Plans
18. Details and Sections
19. Structural Calculations
20. Zoning Review Stamp
21. EBMUD Report
22. Deed Restriction Report





# PRE DEVELOPMENT LOAN POOL ACKNOWLEDGMENT FORM

This is to acknowledge that the funds given to fund the pre development cost for the project located at : \_\_\_\_\_ is an advance and will be paid back through the loan closing proceeds once the project is completed.

I/we understand if for some reason the project is not successful and does not move forward I am **not** obligated to pay the advanced funds back.

I/we acknowledge this fund advance will increase the amount of the loan at closing.

Participant's signature: \_\_\_\_\_

Participant's signature: \_\_\_\_\_

The participant is/are of all parties that will be signing on the loan.