



# **Pre-Development Assistance Grant Program**

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# Memphis Pre-Development Assistance Grant Program (up to \$20,000)

## Background

Memphis has a shortage of quality, affordable housing available for low to middle income households. The increasing costs of predevelopment work paired with appraisal gaps in many historically disinvested neighborhoods disincentivizes new housing development within much of the city's urban core. The City of Memphis Division of Housing and Community Development (HCD) has created the Pre-Development Assistance Grant Program to support developers' capacity to add new construction housing units to the market. This grant provides up to \$20,000 to cover pre-development costs for properties within target areas in the City of Memphis.

## Goals

- Increase and diversify the housing supply
- Address the new construction development gap
- Create public and private alignment of funding and resources
- Provide assistance to emerging developers for infrastructure costs and pre-development capital

## Application Timeline

- The application opens **Tuesday, February 3<sup>rd</sup>, 2026, at 12:00 pm** and will remain open until funds have been exhausted.

## Eligible Applicants

- Non-profit developers
- For-profit developers

*\*Development partnerships are strongly encouraged.*

## Eligible Projects

- Project must include affordable low- to middle-income housing
- Applicant must have site control
- Project must be within a ½ mile of another HCD initiative. A map of these projects can be found [here](#).

## Eligible Uses

- Site Work (clearing, excavation, grading, etc.)
- Utility fees (connection fees, sewer taps, etc.)

## Grant Amount/Administration

- Maximum grant up to \$20,000

Grant funds will be provided as a reimbursement for invoices and proof of payment that match the submitted Scope of Work submitted directly to HCD. Applicant is responsible for timely submission of invoices, receipts and back-up documentation as outlined in grant contract. HCD does not reimburse for work completed prior to contract execution.

Any materials produced using pre-development assistance funds will be shared with and retained by HCD. These materials will be kept confidential as long as the applicant remains the owner of the

property. If ownership of the property changes, HCD reserves the right to share materials with future and/or adjacent property owners.

### Compliance and Monitoring

Project must enter into vertical construction within 6 months. HCD will continue to monitor projects monthly until construction completion. Pre-Development Assistance Grant funded projects will have a five (5) year affordability period enforced by a restrictive covenant that runs with the land.

## Memphis Pre-Development Assistance Grant Application

### Applicant Information

Name:

Phone:

Email:

Mailing Address:

### Property Information

Type of Site Control:

- I own the property
- I am purchasing the property
- Other (describe):

Parcel Number:

Address:

### Project Narrative

Describe the property and the potential project:

Projected Timeline (for pre-development work and construction):

Plan/capacity to obtain funding to complete the project:

Projected total development cost:

Describe the project's affordability target (low-moderate income or middle-income), including target rents/sale price:

### Funding Request

What pre-development work are you looking to perform?

- Site Work (clearing, excavation, grading, etc.)
- Utility fees (connection fees, sewer taps, etc.)
- Other (describe):

Pre-development request narrative:

Estimated Pre-development Budget:

## Attachments

- Photos of previous projects completed
- Photos of Site Existing Conditions
- Preliminary Site Plan

## Application Scoring

The scores for all applications will be totaled by program staff. Below are the criteria to be considered for a funding award. A minimum of **35 points** is needed for award. Applicants that do not meet threshold criteria will not be awarded. Application scores and alignment with HCD priorities will determine funding eligibility.

Funding Request: \_\_\_\_\_

Scoring Criteria	Notes	Possible Points	Points Awarded
<b>Threshold Criteria</b>			
A. <b>Compliance with Funding Guidelines.</b> 5 points will be awarded for projects that include affordable low- to middle-income housing.		<b>5</b>	
B. <b>Readiness to Proceed.</b> 5 points will be awarded if applicant has site control.		<b>5</b>	
C. <b>Complete Neighborhoods:</b> 5 points will be awarded if the project is within ½ mile of another HCD initiative. a. An additional 3 points will be awarded if project is within ¼ mile of another HCD initiative.		<b>8</b>	
D. <b>Ability to Obtain Funding.</b> 5 points will be awarded if applicant has a clear plan for obtaining future project funding.		<b>5</b>	
<b>Project Alignment</b>			
A. <b>Pre-development Narrative:</b> 5 points will be awarded if the applicant demonstrates understanding of the project's pre-development needs and		<b>5</b>	

how this work will serve the overall project.			
B. <b>Deeper Affordability:</b> 3 points will be awarded for projects that include affordable housing aimed at or below 80% AMI.		<b>3</b>	
<b>Feasibility Criteria</b>			
A. <b>Capacity of the Development Team.</b> 5 points will be awarded to teams that demonstrate sufficient reserves to carry out the project.		<b>5</b>	
B. <b>Cost Reasonableness.</b> 5 points will be awarded if development budget is consistent with market experience.		<b>5</b>	
C. <b>Proposed Timeline:</b> 5 points will be awarded if applicant provides a realistic timeline including key milestones.		<b>5</b>	
	<b>Total Points</b>	<b>46</b>	