

Anser Advisory

HOUSING

Anser provides advisory, funding and management services to various housing types throughout the U.S. We have worked on over 6,000 units of affordable housing with every source of financing available to state and local developers.

Our projects include low and very low-income housing, shelter housing, supportive veterans housing, workforce housing, senior housing facilities, domestic violence housing and group homes. Anser's team of experts can provide a wide range of services to help you with your housing needs.

Program Management

The balance between what is needed and what is affordable is paramount in any project. We develop programs that help you plan, build, and operate the entire portfolio. We develop financial feasibility studies and capital needs assessments, logistics and phasing plans, site and building assessments, HUD obsolescence studies and community engagement strategies.

Project Management

Once the project need is determined, we manage the process from concept to closeout. We help guide the preconstruction and programing, assemble the design and engineering teams, oversee the design, manage the contractor procurement process and drive the construction process.

Anser Advisory

HOUSING SOLUTIONS

Anser is qualified to provide a wide range of management consulting services that address every phase of the housing development process, including financing, programing, project and construction management. Whether it is securing financing, developing a program, or managing the design and construction, we have a solution for you.

We have the technical expertise and execution capabilities to provide tailored solutions and staff augmentation capabilities to support our clients changing needs. **We pride ourselves on providing the right people at the right time.**

Project/Program Management

Anser has worked with many housing authorities and community organizations to complete major projects ranging in cost from \$100,000 to \$55,000,000. Each project brings a unique set of challenges that we are able to meet head on by bringing an understanding of tight budgets, schedule constraints, and complex financing.



WHITTLESEY VILLAGE

12 NEW DUPLEX UNITS
MODULAR CONSTRUCTION
LEED GOLD



CASTLE SQUARE

500 UNIT RENOVATION
DEEP ENERGY RETROFIT
LEED PLATINUM



GOLDA MEIR HOUSE

200 UNIT RENOVATION
ELDERLY HOUSING
16% ACCESSIBLE UNITS

Anser will serve as your trusted advisor through every step of the affordable housing development process, from project concept through closeout.





Development Consulting

Identifying financial resources and coordinating funding streams are critical to a project's success. Anser provides real estate development consulting services to lead nonprofits, social service agencies, municipalities and institutions through complex housing development projects. Whether it's a new multi-family housing project or a mixed-use historic renovation, our focus is to obtain the appropriate financial package that will launch and sustain our clients' projects through completion.

By offering development consulting services, we integrate a project's planning, design, and construction phases with the right financing resources. Our development consulting team has secured financing for a diverse range of projects throughout the country.

Securing Financing

Securing financing for affordable housing projects can be a daunting task. Anser can help your organization identify, secure and manage a number of financing sources including:

- › Low-Income Housing Tax Credits (federal and state)
- › Tax Exempt Bonds
- › Public Subsidies
- › Grants and Rebates
- › Historic Tax Credits (federal and state)
- › Brownfields Remediation funds
- › Public Subsidies (municipal, state and federal)
- › Conventional Financing

NEW ENGLAND
CENTER AND HOME
FOR VETERANS

\$24M MULTI-PHASED
RENOVATION

FULLY OCCUPIED
DURING CONSTRUCTION

LOW INCOME HOUSING
TAX CREDITS

FEDERAL AND STATE
HISTORIC TAX CREDITS



ANSER

ADVISORY

Anser Advisory is a national capital program and project advisory firm that offers innovative solutions tailored to our clients' needs. Our services begin with early phase strategic organizational and financial planning and continue through managing the tactical execution of each project.

We operate nationally from offices in California, Colorado, Florida, Massachusetts, New Jersey, New York, Ohio and Pennsylvania.

Contact

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Housing Services Overview

- › Program Management
- › Project Management
- › Development Consulting
- › Financial Feasibility
- › Deal Structures and Acquisitions
- › Compliance Support
- › Procurement Support
- › Feasibility Studies
- › Zoning and Permitting
- › Construction Management
- › Project Controls
- › Coordination of Mixed-use, Multi-phase Developments
- › Document Control
- › Technical Writing
- › Legal/Regulatory Review
- › CAD / BIM Services
- › Draw Requests and Financial Reporting
- › Permanent Loan Conversions
- › Funding Applications and Closing Coordination