



**STATE OF CALIFORNIA
UNIVERSAL APPLICATION FOR THE
DEVELOPMENT OF AFFORDABLE RENTAL HOUSING**



Date of this Application or Update: _____

UA Version 3/12/09
Sunset Lane Apartments

GENERAL INFORMATION

THIS APPLICATION REQUESTS FINANCING OR AN ALLOCATION FROM THE FOLLOWING:

<input type="checkbox"/> CTCAC Check all that apply: <input type="checkbox"/> Federal 9% Amount \$0 <input type="checkbox"/> Federal 4% Amount \$0 <input type="checkbox"/> State Credits Amount \$0 CTCAC Application Type: _____ If Reapplication, Previous CTCAC No.: _____ State Set-a-Side _____ Federal Minimum Set-a-Side _____ CTCAC Housing Type _____ DDA or Qualified Census Tract? _____ CTCAC Geographical Area _____ For CTCAC Use Only _____	<input checked="" type="checkbox"/> HCD HOME Funds HOME Activity Amount \$5,000,000 HOME Admin. Amount \$50,000 HOME Activity Delivery \$50,000 Name of HCD Funding _____ Amount _____ Name of HCD Funding _____ Amount _____ Name of HCD Funding _____ Amount _____ Name of HCD Funding _____ Amount _____	<input type="checkbox"/> CDLAC Tax-Exempt Bonds Allocation Amount \$0 Pool _____ Amount of Taxable Tail (if any) \$0 Amount of any prior CDLAC Allocations for this Project \$0 Prior Application # _____	<input type="checkbox"/> CalHFA Is tax-exempt financing needed for construction? _____ If yes, amount needed \$0 Application Type: _____ Multifamily Financing Programs: <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th></th> <th>Amount</th> <th>Rate</th> <th>Term</th> </tr> </thead> <tbody> <tr><td>Predevelopment</td><td>\$0</td><td></td><td></td></tr> <tr><td>Acquisition</td><td>\$0</td><td></td><td></td></tr> <tr><td>Rehabilitation</td><td>\$0</td><td></td><td></td></tr> <tr><td>Construction</td><td>\$0</td><td></td><td></td></tr> <tr><td>Permanent</td><td>\$0</td><td></td><td></td></tr> <tr><td>Bridge Loan</td><td>\$0</td><td></td><td></td></tr> <tr><td>Second Mortgage</td><td>\$0</td><td></td><td></td></tr> <tr><td></td><td>\$0</td><td></td><td></td></tr> </tbody> </table> Special Needs? _____ MHSA Funds <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th></th> <th>Amount</th> <th>Term</th> </tr> </thead> <tbody> <tr><td>Predevelopment</td><td>\$0</td><td></td></tr> <tr><td>Construction</td><td>\$0</td><td></td></tr> <tr><td>Permanent</td><td>\$0</td><td></td></tr> </tbody> </table> Small County? _____ Operating Subsidy Required? _____ If yes, amount needed \$0		Amount	Rate	Term	Predevelopment	\$0			Acquisition	\$0			Rehabilitation	\$0			Construction	\$0			Permanent	\$0			Bridge Loan	\$0			Second Mortgage	\$0				\$0				Amount	Term	Predevelopment	\$0		Construction	\$0		Permanent	\$0	
	Amount	Rate	Term																																																
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	Amount	Term																																																	
Predevelopment	\$0																																																		
Construction	\$0																																																		
Permanent	\$0																																																		

PROPOSED DEVELOPMENT

Proposed Name Sunset Lane Apartments		Street Address or Location(s) East side of Sunset Lane, 700 Feet South of Mother Lode Drive 700 Feet South of Mother Lode Drive		City Shingle Springs	Zip Code 95682	County El Dorado
Development Type New Construction	Age Restrictions None	Special Facility Type	Tenure Type Permanent	APN(s) 090-430-21 / 090-430-022		Census Tract(s) 308.04
Proposed # of Units 55	Project Site Area 2.98 Acres	Units per Acre 18.4564 Per Acre	Multiple Parcels? Yes - contiguous			
Relocation Req'd.? Temp. & Perm.	Commercial Space? No	HOPE VI Project? No	Federally "At Risk"? No	"At-Risk" expiration date	Rental Subsidy? No	HUD 811 Project? No

APPLICANT (Update based on funding source -- see comment in first box)

Legal Name of Organization County of El Dorado	Applicant Role Local Government HOME Applicant
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LEGISLATIVE INFORMATION

Congressperson Name(s)	District #	State Senator Name(s)	District #	State Assembly Member Name(s)	District #
Tom Mc Clintock	CA-04	Dave Cox	1	Ted Gaines	4

Sunset Lane Apartments

PROPOSED PROJECT DESCRIPTION **(Narrative used for Project Summary Reports)**

Instruction: Describe, at minimum, the following topics:

1) Type of Development

New Rental Development - 55 units of family apartments.

2) Topography and Special Site Features

Topography is generally flat with increasing slope on the easterly portion of the site

3) Surrounding Neighborhood

The site is located in a rural mixed residential / commercial neighborhood. To the south and east are residential properties with commercial and mixed use to North and West. The site is within walking distance of places of employment and approximately one mile from grocery shopping and retail stores.

4) Proposed Tenant Population and Any Special Occupancy Restrictions (inc. those tied to land use approvals)

Sunset Lane apartments will be a family apartment complex.

5) Any On-Site Services

A separate community building with offices is planned for Sunset Lane Apartments. In addition to the multipurpose room where many activities will serve the residents, a separate computer lab and child care classroom will be built in the project's community center. After-school Programs, Employment Development and Health Services are planned

6) Specific Issues (relocation, environmental, historical, etc.)

An occupied trailer is currently parked on the site. Relocation assistance in accordance with Federal Uniform Relocation Assistance Law will be afforded the occupant(s). We have included a \$10,000 line item in the development budget for this purpose.

7) Any Demolition

N/A

8) Scope of Rehabilitation Work

N/A

9) Expected Start and Completion Date of Construction/Rehabilitation

Our development plan identifies the construction start date of August 2011. Completion is assumed to be 14 months after construction start in October 2012

10) Changes in Land Area during Development (e.g. subdivision)

N/A

11) Rent Subsidies

N/A

12) Whether Prevailing Wages will be paid.

Federal Davis Bacon and California State Prevailing wages will be paid

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CONTACT INFORMATION

(Please complete to the extent known)

Applicant		Applicant Contact	
Legal Name	County of El Dorado	Organization	
Form of Entity	Public Agency	Contact Person	Shawna Purvines
Senior Official	Daniel Nielson	Title	Senior Planner
Street Address	937 Spring Street	Street Address	937 Spring Street
City	Placerville	City	Placerville
State	CA	State	CA
Zip Code	95667	Zip Code	95667
Phone No.	(530) 621-6300	Phone No.	(530) 621-6276
Fax No.	(530) 626-9060	Fax No.	(530) 295-2597
Email Address	Daniel.Nielson@edcgov.us	Email Address	shawna.purvines@edcgov.us

Owner (Borrowing Entity)		Owner Partner or Member #1	
Legal Name	TBD	Legal Name	
Form of Entity	Yet to be formed L.P.	Form of Entity	
Contact Person	Jeff Riley	Role	
Street Address	3120 Freeboard Drive Suite 202	Contact Person	
City	West Sacramento	Street Address	
State	CA	City	
Zip Code	95691	State	
Phone No.	(916) 414-4406	Zip Code	
Fax No.	(916) 414-4490	Phone No.	
Email Address	jiriley@mercyhousing.org	Fax No.	

Owner Partner or Member #2		Owner Partner or Member #3	
Legal Name		Legal Name	
Form of Entity		Form of Entity	
Role		Role	
Contact Person		Contact Person	
Street Address		Street Address	
City		City	
State		State	
Zip Code		Zip Code	
Phone No.		Phone No.	
Fax No.		Fax No.	
Email Address		Email Address	

Sponsor / Developer #1		Sponsor / Developer #2	
Legal Name	Mercy Housing California	Legal Name	
Form of Entity	Non-profit Public Benefit Corporation	Form of Entity	
Contact Person	Jeff Riley	Contact Person	
City		City	
Street Address	3120 Freeboard Drive Suite 202	Street Address	
City	West Sacramento	City	
State	CA	State	
Zip Code	95691	Zip Code	
Phone No.	(916) 414-4406	Phone No.	
Fax No.	(916) 414-4490	Fax No.	
Email Address	jiriley@mercyhousing.org	Email Address	

Turnkey Developer		Applicant Notes
Legal Name		
Form of Entity		
Partner Role		
% of Ownership		
Street Address		
City		
State		
Zip Code		
Phone No.		
Fax No.		
Email Address		

CONTACT INFORMATION

(Please complete to the extent known)

Property Management Agent		Financial Consultant	
Legal Name	Mercy Services Corporation	Legal Name	
Contact Person	Mike Liebe	Contact Person	
Street Address	3120 Freeboard Drive Suite 202	Street Address	
City	West Sacramento	City	
State	CA	State	
Zip Code	95691	Zip Code	
Phone No.	(916) 414-4442	Phone No.	
Fax No.	(916) 414-4490	Fax No.	
Email Address	mlichebe@mercyhousing.org	Email Address	
Primary Service Provider		Borrower Legal Counsel	
Legal Name		Legal Name	
Services Provided		Type of Counsel	
Contact Person		Contact Person	
Street Address		Street Address	
City		City	
State		State	
Zip Code		Zip Code	
Phone No.		Phone No.	
Fax No.		Fax No.	
Email Address		Email Address	
Bond Counsel		Bond Underwriter	
Firm Name		Firm Name	
Attorney Contact		Agent Name	
Street Address		Street Address	
City		City	
State		State	
Zip Code		Zip Code	
Phone No.		Phone No.	
Fax No.		Fax No.	
Email Address		Email Address	
Private Placement Agent (if applicable)		Private Placement Purchaser (if applicable)	
Firm Name		Firm Name	
Agent Name		Agent Name	
Street Address		Street Address	
City		City	
State		State	
Zip Code		Zip Code	
Phone No.		Phone No.	
Fax No.		Fax No.	
Email Address		Email Address	
Credit Enhancement Provider (if applicable)		Tax Credit Equity Investor	
Firm Name		Legal Name	
Agent Name		Contact Person	
Street Address		Street Address	
City		City	
State		State	
Zip Code		Zip Code	
Phone No.		Phone No.	
Fax No.		Fax No.	
Email Address		Email Address	
General Contractor		Architect	
Legal Name	TBD	Legal Name	
Contact Person		Contact Person	
Street Address		Street Address	
City		City	
State		State	
Zip Code		Zip Code	
Phone No.		Phone No.	
Fax No.		Fax No.	
Email Address		Email Address	

CONTACT INFORMATION

(Please complete to the extent known)

Development Funding Source		Development Funding Source	
Type	<input type="checkbox"/> Construction <input type="checkbox"/> Permanent <input type="checkbox"/> Other	Type	<input type="checkbox"/> Construction <input type="checkbox"/> Permanent <input type="checkbox"/> Other
Legal Name		Legal Name	
Contact Person		Contact Person	
Street Address		Street Address	
City		City	
State		State	
Zip Code		Zip Code	
Phone No.		Phone No.	
Fax No.		Fax No.	
Email Address		Email Address	

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Legal Name		Legal Name	
Contact Person		Contact Person	
Street Address		Street Address	
City		City	
State		State	
Zip Code		Zip Code	
Phone No.		Phone No.	
Fax No.		Fax No.	
Email Address		Email Address	

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Type	<input type="checkbox"/> Construction <input type="checkbox"/> Permanent <input type="checkbox"/> Other	Type	<input type="checkbox"/> Construction <input type="checkbox"/> Permanent <input type="checkbox"/> Other
Legal Name		Legal Name	
Contact Person		Contact Person	
Street Address		Street Address	
City		City	
State		State	
Zip Code		Zip Code	
Phone No.		Phone No.	
Fax No.		Fax No.	
Email Address		Email Address	

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Legal Name		Legal Name	
Contact Person		Contact Person	
Street Address		Street Address	
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State		State	
Zip Code		Zip Code	
Phone No.		Phone No.	
Fax No.		Fax No.	
Email Address		Email Address	

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Type	<input type="checkbox"/> Construction <input type="checkbox"/> Permanent <input type="checkbox"/> Other	Type	<input type="checkbox"/> Construction <input type="checkbox"/> Permanent <input type="checkbox"/> Other
Legal Name		Legal Name	
Contact Person		Contact Person	
Street Address		Street Address	
City		City	
State		State	
Zip Code		Zip Code	
Phone No.		Phone No.	
Fax No.		Fax No.	
Email Address		Email Address	

CONTACT INFORMATION

(Please complete to the extent known)

Development Funding Source		Development Funding Source	
Type	<input type="checkbox"/> Construction <input type="checkbox"/> Permanent <input type="checkbox"/> Other	Type	<input type="checkbox"/> Construction <input type="checkbox"/> Permanent <input type="checkbox"/> Other
Legal Name		Legal Name	
Contact Person		Contact Person	
Street Address		Street Address	
City		City	
State		State	
Zip Code		Zip Code	
Phone No.		Phone No.	
Fax No.		Fax No.	
Email Address		Email Address	

Development Funding Source		Development Funding Source	
Type	<input type="checkbox"/> Construction <input type="checkbox"/> Permanent <input type="checkbox"/> Other	Type	<input type="checkbox"/> Construction <input type="checkbox"/> Permanent <input type="checkbox"/> Other
Legal Name		Legal Name	
Contact Person		Contact Person	
Street Address		Street Address	
City		City	
State		State	
Zip Code		Zip Code	
Phone No.		Phone No.	
Fax No.		Fax No.	
Email Address		Email Address	

Rent / Operating Subsidy Source		Rent / Operating Subsidy Source	
Program Name		Program Name	
Source Name		Source Name	
Contact Person		Contact Person	
Street Address		Street Address	
City		City	
State		State	
Zip Code		Zip Code	
Phone No.		Phone No.	
Fax No.		Fax No.	
Email Address		Email Address	

Rent / Operating Subsidy Source		Rent / Operating Subsidy Source	
Program Name		Program Name	
Source Name		Source Name	
Contact Person		Contact Person	
Street Address		Street Address	
City		City	
State		State	
Zip Code		Zip Code	
Phone No.		Phone No.	
Fax No.		Fax No.	
Email Address		Email Address	

Other		Other	
Legal Name		Legal Name	
Role		Role	
Contact Person		Contact Person	
Street Address		Street Address	
City		City	
State		State	
Zip Code		Zip Code	
Phone No.		Phone No.	
Fax No.		Fax No.	
Email Address		Email Address	

Applicant Notes

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MISCELLANEOUS INFORMATION

RESIDENTIAL SPACE	RESIDENTIAL PARKING	COMMERCIAL SPACE
Residential Square Footage		
Residential Units		
Community Room		
Leasing Office		
Additional Storage Space		
Subtotal	0	
Maintenance Shop		
Childcare Center		
Service Area		
Service Office		
Other		
Total Residential SF	0	
Free Residential Parking Spaces		
Uncovered Tenant Parking		
Covered Tenant Parking	55	
Enclosed Tenant Parking		
Tenant Guest Spaces	28	
Subtotal Parking Spaces	83	
Extra Spaces Tenants Can Rent		
Uncovered Parking		
Covered Parking		
Enclosed Parking		
Grand Total Parking Spaces	83	
Total Handicap Parking Spaces	1	
Commercial Square Footage		
Commercial Area		
Offices		
Childcare Center		
Storage Space		
Other		
Total Commercial SF	0	
Parking Spaces for Commercial Tenants		
Uncovered		
Covered Spaces		
Total Spaces	0	
Describe other available parking for commercial patrons.		

INCOME FROM SOURCES OTHER THAN RESIDENTIAL RENTS AND SUBSIDIES

Laundry		Other Leased Spaces				
No. of Units Using Central Laundry	55	Residential	Lease Terms	Sq. Feet	Rent/SF/Mo.	Annual Gross
Weekly Assumed Income Per Unit	\$1.62					\$0
Annual Total Laundry Income	\$4,620					\$0
Residential Parking						\$0
Tenant Rental Spaces	0					\$0
Monthly Income Per Space		Commercial				
Annual Residential Parking Income	\$0					\$0
Commercial Parking						\$0
Number of Rental Spaces	0					\$0
Monthly Income Per Space						\$0
Annual Commercial Parking Income	\$0	Total Income from Other Leased Spaces				\$0

MONTHLY UTILITY ALLOWANCE

Utilities	Type of Utility (Gas, Electric, etc.)	Does the owner or tenant pay utilities?	Enter Allowances for Tenant Paid Utilities by Bdrm. Size					
			0 bdrm	1 bdrm	2 bdrms	3 bdrms	4 bdrms	≥5 bdrms
Heating	Gas	Tenant	\$0	\$24	\$33	\$34	\$0	\$0
Cooking	Gas	Tenant	\$0	\$6	\$7	\$8	\$0	\$0
Other Electric	Electric	Tenant	\$0	\$11	\$16	\$19	\$0	\$0
Air Conditioning	Electric	Tenant	\$0	\$7	\$9	\$11	\$0	\$0
Water Heating	Gas	Tenant	\$0	\$12	\$14	\$16	\$0	\$0
Water	Public	Owner	\$0	\$0	\$0	\$0	\$0	\$0
Sewer	Public	Owner	\$0	\$0	\$0	\$0	\$0	\$0
Trash	Private	Owner	\$0	\$0	\$0	\$0	\$0	\$0
Other			\$0	\$0	\$0	\$0	\$0	\$0
Total Tenant Utility Allowance			\$0	\$60	\$79	\$88	\$0	\$0

Source for Utility Allowances

Local PHA Name Effective Date

HUD USDA RD Utility Company (Actual Survey) Other

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Applicant Notes

RENTS & UNIT MIX INFORMATION

Enter Tax Credit 50% **Income** Limits for County of : El Dorado HUD Notice Date:

Household Size:	1	2	3	4	5	6	7	8
Income Limit:	\$25,500	\$29,100	\$32,750	\$36,400	\$39,300	\$42,200	\$0	\$0

CTCAC, CDLAC, MHP and CalHFA rent limits are calculated based on the above income limits, and are automatically shown below. If the most restrictive rent limits applicable to some units are required by another program, such as HOME or USDA Rural Development, [click here](#) to enter these limits. (Or scroll to bottom of worksheet)

Show rent limits set by the most restrictive regulatory agency.

Income Limit (% AMI)	Rent Limit Calc. Formula	Unit Size	No. of Units	Maximum Gross Rent	Less Utility Allowance	Maximum Net Rent	Proposed Net Rent	Monthly Income at Proposed Rents	Monthly Income at Maximum Rents
		Beds	0	\$0	\$0	\$0	\$0		
Rows 19-25 enter Restricted Manager unit(s) only ; unrestricted Manager's unit(s) use rows 119-121. % of Restricted Units in this category: 0%		0 Bdrm.	0				\$0		
		1 Bdrm.	0				\$0		
		2 Bdrm.	0				\$0		
		3 Bdrm.	0				\$0		
		4 Bdrm.	0				\$0		
		5 Bdrm.	0				\$0		
			0	Subtotal				\$0	\$0
30%	TCAC	Beds	0	\$0	\$0	\$0	\$0		
% of Restricted Units in this category: 35%		0 Bdrm.	0				\$0		
		1 Bdrm.	3	\$409	(\$60)	\$349	\$349	\$1,047	\$1,047
		2 Bdrm.	8	\$491	(\$79)	\$412	\$412	\$3,296	\$3,296
		3 Bdrm.	8	\$567	(\$88)	\$479	\$479	\$3,832	\$3,832
		4 Bdrm.	0				\$0		
		5 Bdrm.	0				\$0		
			19	Subtotal				\$8,175	\$8,175
60%	TCAC	Beds	0	\$0	\$0	\$0	\$0		
% of Restricted Units in this category: 65%		0 Bdrm.	0				\$0		
		1 Bdrm.	8	\$819	(\$60)	\$759	\$759	\$6,072	\$6,072
		2 Bdrm.	14	\$982	(\$79)	\$903	\$903	\$12,642	\$12,642
		3 Bdrm.	13	\$1,135	(\$88)	\$1,047	\$1,047	\$13,611	\$13,611
		4 Bdrm.	0				\$0		
		5 Bdrm.	0				\$0		
			35	Subtotal				\$32,325	\$32,325
		Beds	0	\$0	\$0	\$0	\$0		
% of Restricted Units in this category: 0%		0 Bdrm.	0				\$0		
		1 Bdrm.	0				\$0		
		2 Bdrm.	0				\$0		
		3 Bdrm.	0				\$0		
		4 Bdrm.	0				\$0		
		5 Bdrm.	0				\$0		
			0	Subtotal				\$0	\$0
		Beds	0	\$0	\$0	\$0	\$0		
% of Restricted Units in this category: 0%		0 Bdrm.	0				\$0		
		1 Bdrm.	0				\$0		
		2 Bdrm.	0				\$0		
		3 Bdrm.	0				\$0		
		4 Bdrm.	0				\$0		
		5 Bdrm.	0				\$0		
			0	Subtotal				\$0	\$0

RENTS & UNIT MIX INFORMATION

Income Limit (% AMI)	Rent Limit Calc. Formula	Unit Size	No. of Units	Maximum Gross Rent	Less Utility Allowance	Maximum Net Rent	Proposed Net Rent	Monthly Income at Proposed Rents	Monthly Income at Maximum Rents
		Beds	0	\$0	\$0	\$0	\$0		
% of Restricted Units in this category	0%	0 Bdrm.	0				\$0		
		1 Bdrm.	0				\$0		
		2 Bdrm.	0				\$0		
		3 Bdrm.	0				\$0		
		4 Bdrm.	0				\$0		
		5 Bdrm.	0				\$0		
			0	Subtotal				\$0	\$0
		Beds	0	\$0	\$0	\$0	\$0		
% of Restricted Units in this category	0%	0 Bdrm.	0				\$0		
		1 Bdrm.	0				\$0		
		2 Bdrm.	0				\$0		
		3 Bdrm.	0				\$0		
		4 Bdrm.	0				\$0		
		5 Bdrm.	0				\$0		
			0	Subtotal				\$0	\$0
		Beds	0	\$0	\$0	\$0	\$0		
% of Restricted Units in this category	0%	0 Bdrm.	0				\$0		
		1 Bdrm.	0				\$0		
		2 Bdrm.	0				\$0		
		3 Bdrm.	0				\$0		
		4 Bdrm.	0				\$0		
		5 Bdrm.	0				\$0		
			0	Subtotal				\$0	\$0
		Beds	0	\$0	\$0	\$0	\$0		
% of Restricted Units in this category	0%	0 Bdrm.	0				\$0		
		1 Bdrm.	0				\$0		
		2 Bdrm.	0				\$0		
		3 Bdrm.	0				\$0		
		4 Bdrm.	0				\$0		
		5 Bdrm.	0				\$0		
			0	Subtotal				\$0	\$0
		Beds	0	\$0	\$0	\$0	\$0		
% of Restricted Units in this category	0%	0 Bdrm.	0				\$0		
		1 Bdrm.	0				\$0		
		2 Bdrm.	0				\$0		
		3 Bdrm.	0				\$0		
		4 Bdrm.	0				\$0		
		5 Bdrm.	0				\$0		
			0	Subtotal				\$0	\$0
			54	Monthly Rental Income from Restricted Units				\$40,500	\$40,500

RENTS & UNIT MIX INFORMATION

Unrestricted Units		0				\$0	\$0
		0				\$0	\$0
		0				\$0	\$0
		0				\$0	\$0
		0				\$0	\$0
		0				\$0	\$0
		0				\$0	\$0
		0				\$0	\$0
		0				\$0	\$0
Manager Unit	2 Bdrm.	1				\$0	\$0
Manager Unit		0				\$0	\$0
Manager Unit		0				\$0	\$0
1						Subtotal	\$0

Other Rent Limits

Enter below any rent limits that are both the most restrictive and that are required by sources other than tax credits, bonds, or MHP (e.g.. HOME or USDA Rural Development). Describe the limits in the box to the right. After you are done, complete the table above.

Income Level	Gross Rent Limits						Description of Other Rent Limits
	Unit Size (Bdrms)						
	0	1	2	3	4	5	
65%	\$0	\$0	\$0	\$0	\$0	\$0	
60%	\$0	\$0	\$0	\$0	\$0	\$0	
55%	\$0	\$0	\$0	\$0	\$0	\$0	
50%	\$0	\$0	\$0	\$0	\$0	\$0	
45%	\$0	\$0	\$0	\$0	\$0	\$0	
40%	\$0	\$0	\$0	\$0	\$0	\$0	
35%	\$0	\$0	\$0	\$0	\$0	\$0	
30%	\$0	\$0	\$0	\$0	\$0	\$0	
25%	\$0	\$0	\$0	\$0	\$0	\$0	
20%	\$0	\$0	\$0	\$0	\$0	\$0	
15%	\$0	\$0	\$0	\$0	\$0	\$0	

Restricted Units by Income and Unit Size

Income Level	No.	% of Restricted Units
65%	0	0%
60%	35	65%
55%	0	0%
50%	0	0%
45%	0	0%
40%	0	0%
35%	0	0%
30%	19	35%
25%	0	0%
20%	0	0%
15%	0	0%
Total:	54	100%

Unit Size	Units	% of Restricted Units
Beds	0	0%
0 Bdrm.	0	0%
1 Bdrm.	11	20%
2 Bdrm.	22	41%
3 Bdrm.	21	39%
4 Bdrm.	0	0%
5 Bdrm.	0	0%
Total:	54	100%

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SUBSIDY INFORMATION

			Incremental Income from Rent/Operating Subsidy				Incremental Income from Rent/Operating Subsidy				
			Subsidy Program Name: 0				Subsidy Program Name: 0				
Income Limit (% AMI)	Rent Limit Calc. Formula	Unit Size	Gross Monthly Contract Rent	Subsidy Payment Over Net Rent	Units Subsidized	Total Monthly Extra Income	Gross Monthly Contract Rent	Subsidy Payment Over Net Rent	Units Subsidized	Total Monthly Extra Income	
0%	0.0	Beds	\$0		0		\$0		0		
		0 Bdrm.	\$0		0		\$0		0		
		1 Bdrm.	\$0		0		\$0		0		
		2 Bdrm.	\$0		0		\$0		0		
		3 Bdrm.	\$0		0		\$0		0		
		4 Bdrm.	\$0		0		\$0		0		
		5 Bdrm.	\$0		0		\$0		0		
0%	0.0	Beds	\$0		0		\$0		0		
		0 Bdrm.	\$0		0		\$0		0		
		1 Bdrm.	\$0		0		\$0		0		
		2 Bdrm.	\$0		0		\$0		0		
		3 Bdrm.	\$0		0		\$0		0		
		4 Bdrm.	\$0		0		\$0		0		
		5 Bdrm.	\$0		0		\$0		0		
0%	0.0	Beds	\$0		0		\$0		0		
		0 Bdrm.	\$0		0		\$0		0		
		1 Bdrm.	\$0		0		\$0		0		
		2 Bdrm.	\$0		0		\$0		0		
		3 Bdrm.	\$0		0		\$0		0		
		4 Bdrm.	\$0		0		\$0		0		
		5 Bdrm.	\$0		0		\$0		0		
0%	0.0	Beds	\$0		0		\$0		0		
		0 Bdrm.	\$0		0		\$0		0		
		1 Bdrm.	\$0		0		\$0		0		
		2 Bdrm.	\$0		0		\$0		0		
		3 Bdrm.	\$0		0		\$0		0		
		4 Bdrm.	\$0		0		\$0		0		
		5 Bdrm.	\$0		0		\$0		0		
0%	0.0	Beds	\$0		0		\$0		0		
		0 Bdrm.	\$0		0		\$0		0		
		1 Bdrm.	\$0		0		\$0		0		
		2 Bdrm.	\$0		0		\$0		0		
		3 Bdrm.	\$0		0		\$0		0		
		4 Bdrm.	\$0		0		\$0		0		
		5 Bdrm.	\$0		0		\$0		0		
Total Units Subsidized					0	Total Units Subsidized					0
Total Monthly Subsidy					\$0	Total Monthly Subsidy					\$0

SUBSIDY INFORMATION

Rent/Operating Subsidy Programs

Subsidy Program Name:				
Subsidy Program Component:				
Subsidy Currently in Place?	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No
Date Application Submitted or To be Submitted:				
Date Award Expected:				
Contract Term (Years):				
Expected 1st Year Amount, if not based on contract rents:				
Basis for Subsequent Amounts, if not based on contract rents:				

Continuum of Care Process

If one or more of the subsidy programs listed above is part of your local Continuum of Care process (i.e., Shelter Plus Care, Supportive Housing Program, Section 8 Mod Rehab SRO, etc.), please complete the following:

1. Has your community completed its Continuum of Care ranking process? Yes No
2. If you answered yes to question number one, is your Project ranked within the fundable range? Yes No
3. If you answered no to question number one, when will your community complete its Continuum of Care ranking process?

Applicant Notes

DEVELOPMENT BUDGET

	Total Cost	Residential			Eligible Basis Costs		Commercial Total	Applicant Comment
		Total	Per Unit	Per Sq. Ft.	70%	30%		
ACQUISITION								
Lesser of Land Cost or Value	\$575,000	\$546,250	\$9,932	#DIV/0!	XXXXXXXXXX	XXXXXXXXXX	\$28,750	
Demolition		\$0	\$0	#DIV/0!	XXXXXXXXXX	XXXXXXXXXX		
Legal & Closing Costs	\$10,000	\$9,500	\$173	#DIV/0!	XXXXXXXXXX	XXXXXXXXXX	\$500	
Verifiable Carrying Costs		\$0	\$0	#DIV/0!	XXXXXXXXXX	XXXXXXXXXX		
Subtotal	\$585,000	\$555,750	\$10,105	#DIV/0!	XXXXXXXXXX	XXXXXXXXXX	\$29,250	
Existing Improvements Cost		\$0	\$0	#DIV/0!	XXXXXXXXXX	\$0		
Other: (specify)		\$0	\$0	#DIV/0!	XXXXXXXXXX	\$0		
Total Acquisition	\$585,000	\$555,750	\$10,105	#DIV/0!	\$0	\$0	\$29,250	
REHABILITATION								
Off-Site Improvements		\$0	\$0	#DIV/0!	XXXXXXXXXX	\$0		
Environmental Remediation		\$0	\$0	#DIV/0!		\$0		
Site Work		\$0	\$0	#DIV/0!		\$0		
Structures		\$0	\$0	#DIV/0!		\$0		
General Requirements		\$0	\$0	#DIV/0!		\$0		
Contractor Overhead		\$0	\$0	#DIV/0!		\$0		
Contractor Profit		\$0	\$0	#DIV/0!		\$0		
General Liability Insurance		\$0	\$0	#DIV/0!		\$0		
Other: (specify)		\$0	\$0	#DIV/0!		\$0		
Total Rehabilitation Costs	\$0	\$0	\$0	#DIV/0!	\$0	\$0	\$0	
RELOCATION								
Temporary Relocation		\$0	\$0	#DIV/0!		\$0		
Permanent Relocation		\$0	\$0	#DIV/0!		\$0		
Total Relocation	\$0	\$0	\$0	#DIV/0!	\$0	\$0	\$0	
NEW CONSTRUCTION								
Off-Site Improvements	\$0	\$0	\$0	#DIV/0!	XXXXXXXXXX	\$0		
Environmental Remediation		\$0	\$0	#DIV/0!		\$0		
Site Work (hard costs)	\$914,760	\$869,022	\$15,800	#DIV/0!	\$869,022	\$869,022	\$45,738	
Structures (hard costs)	\$5,399,625	\$5,129,644	\$93,266	#DIV/0!	\$5,129,644	\$5,129,644	\$269,981	
General Requirements	\$315,719	\$299,933	\$5,453	#DIV/0!	\$299,933	\$299,933	\$15,786	
Contractor Overhead	\$157,860	\$149,967	\$2,727	#DIV/0!	\$149,967	\$149,967	\$7,893	
Contractor Profit	\$157,860	\$149,967	\$2,727	#DIV/0!	\$149,967	\$149,967	\$7,893	
General Liability Insurance	\$69,458	\$65,985	\$1,200	#DIV/0!	\$65,985	\$65,985	\$3,473	
Other: (specify)		\$0	\$0	#DIV/0!		\$0		
Total New Construction	\$7,015,282	\$6,664,518	\$121,173	#DIV/0!	\$6,664,518	\$6,664,518	\$350,764	
ARCHITECTURAL								
Design	\$252,450	\$239,827	\$4,360	#DIV/0!	\$239,827	\$239,827	\$12,622	
Supervision	\$63,112	\$59,957	\$1,090	#DIV/0!	\$59,957	\$59,957	\$3,156	
Total Architectural Costs	\$315,562	\$299,784	\$5,451	#DIV/0!	\$299,784	\$299,784	\$15,778	
SURVEY & ENGINEERING								
Engineering	\$75,000	\$71,250	\$1,295	#DIV/0!	\$71,250	\$71,250	\$3,750	
ALTA Land Survey		\$0	\$0	#DIV/0!		\$0		
Total Survey & Engineering	\$75,000	\$71,250	\$1,295	#DIV/0!	\$71,250	\$71,250	\$3,750	
CONTINGENCY COSTS								
Hard Cost Contingency	\$561,223	\$533,161	\$9,694	#DIV/0!	\$533,161	\$533,161	\$28,061	
Soft Cost Contingency	\$125,000	\$118,750	\$2,159	#DIV/0!	\$118,750	\$118,750	\$6,250	
Total Contingency Costs	\$686,223	\$651,911	\$11,853	#DIV/0!	\$651,911	\$651,911	\$34,311	
CONSTRUCTION PERIOD EXPENSES								
Construction Loan Interest	\$554,910	\$554,910	\$10,089	#DIV/0!	\$554,910	\$554,910	\$0	
Origination Fee	\$47,547	\$47,547	\$864	#DIV/0!	\$47,547	\$47,547	\$0	
Credit Enhancement & App. Fee		\$0	\$0	#DIV/0!		\$0		
Owner Paid Bonds/Insurance		\$0	\$0	#DIV/0!		\$0		
Lender Inspection Fees	\$40,000	\$40,000	\$727	#DIV/0!	\$40,000	\$40,000	\$0	
Taxes During Construction	\$7,188	\$6,829	\$124	#DIV/0!	\$6,829	\$6,829	\$359	
Prevailing Wage Monitor		\$0	\$0	#DIV/0!		\$0		
Insurance During Construction	\$125,000	\$118,750	\$2,159	#DIV/0!	\$118,750	\$118,750	\$6,250	
Title and Recording Fees	\$20,000	\$19,000	\$345	#DIV/0!	\$19,000	\$19,000	\$1,000	
Construction Mgmt. & Testing	\$45,000	\$42,750	\$777	#DIV/0!	\$42,750	\$42,750	\$2,250	
Predevelopment Interest Exp.		\$0	\$0	#DIV/0!		\$0		
Other: (specify)		\$0	\$0	#DIV/0!		\$0		
Other: (specify)		\$0	\$0	#DIV/0!		\$0		
Total Construction Expenses	\$839,645	\$829,786	\$15,087	#DIV/0!	\$829,786	\$829,786	\$9,859	
PERMANENT FINANCING EXPENSES								
Loan Origination Fee(s)	\$16,032	\$16,032	\$291	#DIV/0!	XXXXXXXXXX	XXXXXXXXXX	\$0	
Credit Enhancement & App. Fee		\$0	\$0	#DIV/0!	XXXXXXXXXX	XXXXXXXXXX		
Title and Recording	\$20,000	\$20,000	\$364	#DIV/0!	XXXXXXXXXX	XXXXXXXXXX	\$0	
Property Taxes		\$0	\$0	#DIV/0!	XXXXXXXXXX	XXXXXXXXXX		
Insurance		\$0	\$0	#DIV/0!	XXXXXXXXXX	XXXXXXXXXX		
Other: (legal)	\$10,000	\$10,000	\$182	#DIV/0!	XXXXXXXXXX	XXXXXXXXXX	\$0	
Other: (specify)		\$0	\$0	#DIV/0!	XXXXXXXXXX	XXXXXXXXXX		
Total Permanent Financing	\$46,032	\$46,032	\$637	#DIV/0!	\$0	\$0	\$0	
LEGAL FEES								
Construction Lender Legal Expenses	\$40,000	\$40,000	\$727	#DIV/0!	\$40,000	\$40,000		
Permanent Lender Legal Fees		\$0	\$0	#DIV/0!		\$0		
Sponsor Legal Fees	\$35,000	\$33,750	\$614	#DIV/0!	\$33,750	\$33,750	\$1,250	
Organizational Legal Fees	\$5,500	\$5,500	\$100	#DIV/0!	\$5,500	\$5,500		
Syndication Legal Fees	\$34,500	\$34,500	\$627	#DIV/0!	XXXXXXXXXX	XXXXXXXXXX		
Other: (specify)		\$0	\$0	#DIV/0!		\$0		
Total Legal Fees	\$115,000	\$113,750	\$2,068	#DIV/0!	\$79,250	\$79,250	\$1,250	
CAPITALIZED RESERVES								
Operating Reserve	\$105,445	\$105,445	\$1,917	#DIV/0!	XXXXXXXXXX	XXXXXXXXXX		
Replacement Reserve		\$0	\$0	#DIV/0!	XXXXXXXXXX	XXXXXXXXXX		
Rent-Up Reserve		\$0	\$0	#DIV/0!	XXXXXXXXXX	XXXXXXXXXX		
Transition Reserve		\$0	\$0	#DIV/0!	XXXXXXXXXX	XXXXXXXXXX		
Other: (specify)		\$0	\$0	#DIV/0!	XXXXXXXXXX	XXXXXXXXXX		
Other: (specify)		\$0	\$0	#DIV/0!	XXXXXXXXXX	XXXXXXXXXX		
Total Capitalized Reserves	\$105,445	\$105,445	\$1,917	#DIV/0!	\$0	\$0	\$0	
REPORTS & STUDIES								

DEVELOPMENT BUDGET

	Total Cost	Residential			Eligible Basis Costs		Commercial	Applicant Comment
		Total	Per Unit	Per Sq. Ft.	70%	30%	Total	
Appraisal(s)	\$15,000	\$14,250	\$259	#DIV/0!	\$14,250	\$14,250	\$750	
Market Study	\$10,000	\$10,000	\$182	#DIV/0!	\$10,000	\$10,000	\$0	
Physical Needs Assessment		\$0	\$0	#DIV/0!	\$0	\$0		
Environmental Studies	\$25,000	\$23,750	\$432	#DIV/0!	\$23,750	\$23,750	\$1,250	
Relocation	\$10,000	\$9,500	\$173	#DIV/0!	\$9,500	\$9,500	\$500	
Other: (specify)		\$0	\$0	#DIV/0!	\$0	\$0		
Other: (specify)		\$0	\$0	#DIV/0!	\$0	\$0		
Other: (specify)		\$0	\$0	#DIV/0!	\$0	\$0		
Total Reports & Studies	\$60,000	\$57,500	\$1,045	#DIV/0!	\$57,500	\$57,500	\$2,500	
OTHER								
CTCAC App./Alloc./Monitor Fees	\$26,864	\$26,864	\$488	#DIV/0!	XXXXXXXXXX	XXXXXXXXXX		
CDLAC Fees	\$2,215	\$2,215	\$40	#DIV/0!	XXXXXXXXXX	XXXXXXXXXX		
Local Permit Fees	\$1,265,000	\$1,201,750	\$21,850	#DIV/0!	\$1,201,750	\$1,201,750	\$63,250	
Local Development Impact Fees	\$245,438	\$233,166	\$4,239	#DIV/0!	\$233,166	\$233,166	\$12,272	
Other Costs of Bond Issuance	\$104,570	\$104,570	\$1,901	#DIV/0!	\$104,570	\$104,570		
Syndicator / Investor Fees & Expenses		\$0	\$0	#DIV/0!	XXXXXXXXXX	XXXXXXXXXX		
Furnishings	\$40,000	\$40,000	\$727	#DIV/0!	\$40,000	\$40,000		
Final Cost Audit Expense	\$20,000	\$20,000	\$364	#DIV/0!	\$20,000	\$20,000		
Marketing	\$68,750	\$68,750	\$1,250	#DIV/0!	XXXXXXXXXX	XXXXXXXXXX		
Financial Consulting	\$50,000	\$50,000	\$909	#DIV/0!	\$50,000	\$50,000		
Other: (specify)		\$0	\$0	#DIV/0!	\$0	\$0		
Other: (specify)		\$0	\$0	#DIV/0!	\$0	\$0		
Other: (specify)		\$0	\$0	#DIV/0!	\$0	\$0		
Other: (specify)		\$0	\$0	#DIV/0!	\$0	\$0		
Total Other Costs	\$1,822,837	\$1,747,316	\$31,769	#DIV/0!	\$1,649,486	\$1,649,486	\$75,522	
SUBTOTAL	\$11,666,026	\$11,143,041	\$202,601	#DIV/0!	\$10,303,485	\$10,303,485	\$522,985	
DEVELOPER COSTS								
Developer Fee/Overhead/Profit	\$1,473,684	\$1,400,000	\$25,455	#DIV/0!	\$1,400,000	\$1,400,000	\$73,684	
Consultant/Processing Agent		\$0	\$0	#DIV/0!	\$0	\$0		
Project Administration		\$0	\$0	#DIV/0!	\$0	\$0		
Syndicator Consultant Fees		\$0	\$0	#DIV/0!	XXXXXXXXXX	XXXXXXXXXX		
Guarantee Fees		\$0	\$0	#DIV/0!	XXXXXXXXXX	XXXXXXXXXX		
Broker Fees Paid to Related Party		\$0	\$0	#DIV/0!	\$0	\$0		
Construction Oversight & Mgmt.		\$0	\$0	#DIV/0!	\$0	\$0		
Other: (specify)		\$0	\$0	#DIV/0!	\$0	\$0		
Other: (specify)		\$0	\$0	#DIV/0!	\$0	\$0		
Total Developer Costs	\$1,473,684	\$1,400,000	\$25,455	#DIV/0!	\$1,400,000	\$1,400,000	\$73,684	
TOTAL DEVELOPMENT COST	\$13,139,710	\$12,543,041	\$228,055	#DIV/0!	\$11,703,485	\$11,703,485	\$596,669	

Bridge Loan Expense During Construction

Less Total Ineligible Financing Amounts

ELIGIBLE BASIS \$11,703,485 \$11,703,485

CTCAC Total Project Costs \$13,105,210
 (Excludes Syndication Legal Fees and Syndicator / Investor Fees and Expenses)

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Additional Applicant Comments on Development Budget

If the Project includes commercial space, include a detailed explanation here of the method(s) used to allocate costs between commercial and residential use. E.g. "Line items allocated based on floor area are indicated by a 1 in the applicant comment box, line items allocated based on construction cost are indicated by a 2, and line items for which no allocation is necessary are indicated by a 3."

[Empty comment box for providing detailed explanation of cost allocation methods]

Permanent Sources & Uses

Residential Permanent Sources of Funds

USES OF FUNDS	Total Costs (Residential & Commercial)	Total Residential Cost from Dev Budget	Perm lender	MHP	State HOME	Deferred developer fee	GP equity	0	0	Gross Tax Credit Equity	Total Residential Sources	Commercial Costs Total	Tax Credit Equity	Source Name:	Residential Cost Difference Dev Budget vs. Sources
ACQUISITION															
Lesser of Land Cost or Value	\$575,000	\$546,250	\$546,250							\$0	\$546,250	\$28,750	\$28,750		\$0
Demolition	\$0	\$0								\$0	\$0	\$0	\$0		\$0
Legal & Closing Costs	\$10,000	\$9,500	\$9,500							\$0	\$9,500	\$500	\$500		\$0
Verifiable Carrying Costs	\$0	\$0								\$0	\$0	\$0	\$0		\$0
Subtotal	\$585,000	\$555,750	\$555,750	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$555,750	\$29,250	\$29,250	\$0	\$0
Existing Improvements Cost	\$0	\$0								\$0	\$0	\$0	\$0		\$0
Other:	\$0	\$0								\$0	\$0	\$0	\$0		\$0
Total Acquisition	\$585,000	\$555,750	\$555,750	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$555,750	\$29,250	\$29,250	\$0	\$0
REHABILITATION															
Off-Site Improvements	\$0	\$0								\$0	\$0	\$0	\$0		\$0
Environmental Remediation	\$0	\$0								\$0	\$0	\$0	\$0		\$0
Site Work	\$0	\$0								\$0	\$0	\$0	\$0		\$0
Structures	\$0	\$0								\$0	\$0	\$0	\$0		\$0
General Requirements	\$0	\$0								\$0	\$0	\$0	\$0		\$0
Contractor Overhead	\$0	\$0								\$0	\$0	\$0	\$0		\$0
Contractor Profit	\$0	\$0								\$0	\$0	\$0	\$0		\$0
General Liability Insurance	\$0	\$0								\$0	\$0	\$0	\$0		\$0
Other:	\$0	\$0								\$0	\$0	\$0	\$0		\$0
Total Rehabilitation Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
RELOCATION															
Temporary Relocation	\$0	\$0								\$0	\$0	\$0	\$0		\$0
Permanent Relocation	\$0	\$0								\$0	\$0	\$0	\$0		\$0
Total Relocation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
NEW CONSTRUCTION															
Off-Site Improvements	\$0	\$0								\$0	\$0	\$0	\$0		\$0
Environmental Remediation	\$0	\$0								\$0	\$0	\$0	\$0		\$0
Site Work (hard costs)	\$914,760	\$869,022	\$869,022							\$0	\$869,022	\$45,738	\$45,738		\$0
Structures (hard costs)	\$5,399,625	\$5,129,644	\$5,129,644							\$0	\$5,129,644	\$269,981	\$269,981		\$0
General Requirements	\$315,719	\$299,933	\$299,933							\$0	\$299,933	\$15,786	\$15,786		\$0
Contractor Overhead	\$157,860	\$149,967	\$149,967							\$0	\$149,967	\$7,893	\$7,893		\$0
Contractor Profit	\$157,860	\$149,967	\$149,967							\$0	\$149,967	\$7,893	\$7,893		\$0
General Liability Insurance	\$69,458	\$65,985	\$65,985							\$0	\$65,985	\$3,473	\$3,473		\$0
Other:	\$0	\$0								\$0	\$0	\$0	\$0		\$0
Total New Construction	\$7,015,282	\$6,664,518	\$6,664,518	\$3,046,545	\$2,149,479	\$0	\$0	\$0	\$0	\$3,773,444	\$6,664,518	\$350,764	\$350,764	\$0	\$0
ARCHITECTURAL															
Design	\$252,450	\$239,827	\$239,827							\$0	\$239,827	\$12,622	\$12,622		\$0
Supervision	\$63,112	\$59,957	\$59,957							\$0	\$59,957	\$3,156	\$3,156		\$0
Total Architectural Costs	\$315,562	\$299,784	\$299,784	\$0	\$0	\$0	\$0	\$0	\$0	\$59,957	\$299,784	\$15,778	\$15,778	\$0	\$0
SURVEY & ENGINEERING															
Engineering	\$75,000	\$71,250	\$71,250							\$0	\$71,250	\$3,750	\$3,750		\$0
ALTA Land Survey	\$0	\$0	\$0							\$0	\$0	\$0	\$0		\$0
Total Survey & Engineering	\$75,000	\$71,250	\$71,250	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$71,250	\$3,750	\$3,750	\$0	\$0
CONTINGENCY COSTS															
Hard Cost Contingency	\$581,223	\$533,161	\$533,161							\$0	\$533,161	\$48,061	\$48,061		\$0
Soft Cost Contingency	\$125,000	\$118,750	\$118,750							\$0	\$118,750	\$6,250	\$6,250		\$0
Total Contingency Costs	\$686,223	\$651,911	\$651,911	\$0	\$0	\$0	\$578,586	\$0	\$0	\$73,325	\$651,911	\$34,311	\$34,311	\$0	\$0

Permanent Sources & Uses

Residential Permanent Sources of Funds

USES OF FUNDS	Total Costs (Residential & Commercial)	Total Residential Cost from Dev Budget	Perm lender	MHHP	State HOME	Deferred developer fee	GP equity	0	0	Gross Tax Credit Equity	Total Residential Sources	Commercial Sources		Residential Cost Difference Dev Budget vs. Sources
												Tax Credit Equity	Source Name:	
CONSTRUCTION PERIOD EXPENSES														
Construction Loan Interest	\$554,910	\$554,910								\$554,910	\$554,910	\$0	\$0	\$0
Origination Fee	\$47,547	\$47,547								\$47,547	\$47,547	\$0	\$0	\$0
Credit Enhancement & App. Fee	\$0	\$0								\$0	\$0	\$0	\$0	\$0
Owner Paid Bonds/Insurance	\$0	\$0								\$0	\$0	\$0	\$0	\$0
Lender Inspection Fees	\$40,000	\$40,000								\$40,000	\$40,000	\$0	\$0	\$0
Taxes During Construction	\$7,188	\$6,829								\$6,829	\$6,829	\$359	\$0	\$0
Prevailing Wage Monitor	\$0	\$0								\$0	\$0	\$0	\$0	\$0
Insurance During Construction	\$125,000	\$118,750								\$118,750	\$118,750	\$6,250	\$0	\$0
Title and Recording Fees	\$20,000	\$19,000								\$19,000	\$19,000	\$1,000	\$0	\$0
Construction Mgmt. & Testing	\$45,000	\$42,750								\$42,750	\$42,750	\$2,250	\$0	\$0
Predevelopment Interest Exp.	\$0	\$0								\$0	\$0	\$0	\$0	\$0
Other:	\$0	\$0								\$0	\$0	\$0	\$0	\$0
Other:	\$0	\$0								\$0	\$0	\$0	\$0	\$0
Total Construction Expenses	\$839,645	\$829,786	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$829,786	\$829,786	\$9,859	\$0	\$0
PERMANENT FINANCING EXPENSES														
Loan Origination Fee(s)	\$16,032	\$16,032								\$16,032	\$16,032	\$0	\$0	\$0
Credit Enhancement & App. Fee	\$0	\$0								\$0	\$0	\$0	\$0	\$0
Title and Recording	\$20,000	\$20,000								\$20,000	\$20,000	\$0	\$0	\$0
Property Taxes	\$0	\$0								\$0	\$0	\$0	\$0	\$0
Insurance	\$0	\$0								\$0	\$0	\$0	\$0	\$0
Other: (legal)	\$10,000	\$10,000								\$10,000	\$10,000	\$0	\$0	\$0
Other:	\$0	\$0								\$0	\$0	\$0	\$0	\$0
Total Permanent Financing	\$46,032	\$46,032	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$46,032	\$46,032	\$0	\$0	\$0
LEGAL FEES														
Construction Lender Legal Expenses	\$40,000	\$40,000								\$40,000	\$40,000	\$0	\$0	\$0
Permanent Lender Legal Fees	\$0	\$0								\$0	\$0	\$0	\$0	\$0
Sponsor Legal Fees	\$33,750	\$33,750								\$33,750	\$33,750	\$1,250	\$0	\$0
Organizational Legal Fees	\$5,500	\$5,500								\$5,500	\$5,500	\$0	\$0	\$0
Syndication Legal Fees	\$34,500	\$34,500								\$34,500	\$34,500	\$0	\$0	\$0
Other:	\$0	\$0								\$0	\$0	\$0	\$0	\$0
Total Legal Fees	\$115,000	\$113,750	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$113,750	\$113,750	\$1,250	\$0	\$0
CAPITALIZED RESERVES														
Operating Reserve	\$105,445	\$105,445								\$105,445	\$105,445	\$0	\$0	\$0
Replacement Reserve	\$0	\$0								\$0	\$0	\$0	\$0	\$0
Rent-Up Reserve	\$0	\$0								\$0	\$0	\$0	\$0	\$0
Transition Reserve	\$0	\$0								\$0	\$0	\$0	\$0	\$0
Other:	\$0	\$0								\$0	\$0	\$0	\$0	\$0
Other:	\$0	\$0								\$0	\$0	\$0	\$0	\$0
Total Capitalized Reserves	\$105,445	\$105,445	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$105,445	\$105,445	\$0	\$0	\$0
REPORTS & STUDIES														
Appraisal(s)	\$15,000	\$14,250								\$14,250	\$14,250	\$750	\$0	\$0
Market Study	\$10,000	\$10,000								\$10,000	\$10,000	\$0	\$0	\$0
Physical Needs Assessment	\$0	\$0								\$0	\$0	\$0	\$0	\$0
Environmental Studies	\$25,000	\$23,750								\$23,750	\$23,750	\$1,250	\$0	\$0
Relocation	\$10,000	\$9,500								\$9,500	\$9,500	\$500	\$0	\$0
Other:	\$0	\$0								\$0	\$0	\$0	\$0	\$0
Other:	\$0	\$0								\$0	\$0	\$0	\$0	\$0
Other:	\$0	\$0								\$0	\$0	\$0	\$0	\$0
Total Reports & Studies	\$60,000	\$57,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$57,500	\$57,500	\$2,500	\$0	\$0

Sunset Lane Apartments

USES OF FUNDS	Permanent Sources & Uses										Commercial Sources			Residential Cost Difference Dev Budget vs. Sources										
	Residential Permanent Sources of Funds					Commercial Sources					Total	Tax Credit Equity	Source Name:											
	Total Residential Cost from Dev Budget	Perm lender	MHP	State HOME	Deferred developer fee	GP equity	0	0	Gross Tax Credit Equity	Total Residential Sources					Commercial Costs									
OTHER																								
CTCAC App./Lic./Monitor Fees	\$26,864													\$26,864								\$0	\$0	
CDLAC Fees	\$2,215													\$2,215									\$0	\$0
Local Permit Fees	\$1,265,000			\$1,201,750										\$1,201,750								\$63,250	\$0	
Local Development Impact Fees	\$233,166			\$233,166										\$233,166								\$12,272	\$0	
Other Costs of Bond Issuance	\$104,570			\$104,570										\$104,570								\$0	\$0	
Syndicator / Investor Fees & Expenses	\$0													\$0								\$0	\$0	
Furnishings	\$40,000													\$40,000								\$0	\$0	
Final Cost Audit Expense	\$20,000													\$20,000								\$0	\$0	
Marketing	\$68,750													\$68,750								\$0	\$0	
Financial Consulting	\$50,000													\$50,000								\$0	\$0	
Other:	\$0													\$0								\$0	\$0	
Other:	\$0													\$0								\$0	\$0	
Other:	\$0													\$0								\$0	\$0	
Total Other Costs	\$1,822,837	\$0	\$0	\$1,539,486	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,747,316	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
SUBTOTAL	\$11,866,026	\$1,647,900	\$3,045,545	\$4,000,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,133,831	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$75,522	\$0	
DEVELOPER COSTS																								
Developer Fee/Overhead/Profit	\$1,473,684			\$1,400,000	\$350,000									\$1,400,000								\$73,684	\$0	
Consultant/Processing Agent	\$0			\$0										\$0								\$0	\$0	
Project Administration	\$0			\$0										\$0								\$0	\$0	
Syndicator Consultant Fees	\$0			\$0										\$0								\$0	\$0	
Guarantee Fees	\$0			\$0										\$0								\$0	\$0	
Broker Fees Paid to Related Party	\$0			\$0										\$0								\$0	\$0	
Construction Oversight & Mgmt.	\$0			\$0										\$0								\$0	\$0	
Other:	\$0			\$0										\$0								\$0	\$0	
Total Developer Costs	\$1,473,684	\$0	\$0	\$4,000,000	\$350,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,400,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$73,684	\$0	
TOTAL DEVELOPMENT COST	\$13,139,710	\$1,647,900	\$3,045,545	\$4,000,000	\$350,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$12,533,831	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$596,669	\$0	
CTCAC Total Project Costs	\$13,105,210																							
(Excludes Syndication Legal Fees and Expenses)																								
Permanent Source Amount from Dev Sources Worksheet	\$1,603,200	\$0	\$3,045,545	\$4,000,000	\$350,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$12,543,541	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$596,169	\$0	
Permanent Sources Difference	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	

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ANNUAL INCOME AND EXPENSES

ON-SITE EMPLOYEE INFORMATION

No.	FTE	Employee Job Title	Salary/Wages	Value of Free Rent
		On-Site Manager(s)	\$0	\$0
		On-Site Assistant Manager(s)	\$0	\$0
		On-Site Maintenance Employee(s)	\$0	\$0
		On-Site Leasing Agent/Administrative Employee(s)	\$0	\$0
		On-Site Security Employee(s)	\$0	\$0
		Services Coordinator	\$0	\$0
			\$0	\$0
			\$0	\$0
			\$0	\$0
Total Salaries and Value of Free Rent Units			\$0	\$0
	6711	Payroll Taxes	\$0	Show free rent as an expense? <input checked="" type="radio"/> Yes <input type="radio"/> No
	6722	Workers Compensation	\$0	
	6723	Employee Benefits	\$0	
On-Site Employee(s) Payroll Taxes, Workers Comp. & Benefits			\$0	
Total On-Site Employee(s) Expenses			\$0	

Employee Units

Income Limit	Job Title(s) of Employee(s) Living On-Site	Unit Type (No. of bdrms.)	Square Footage
		0	0
		0	0
		0	0
Total Square Footage			0

Annual Operating Budget

Acct. No.	REVENUE - INCOME	Residential	Commercial
5120/5140	Rent Revenue - Gross Potential		\$0
	Restricted Unit Rents	\$486,000	
	Unrestricted Unit Rents	\$0	
5121	Tenant Assistance Payments		
		0	\$0
		0	\$0
	Operating Subsidies	\$0	
	Other: (specify)	\$0	\$0
5910	Laundry and Vending Revenue	\$4,620	
5170	Garage and Parking Spaces	\$0	\$0
5990	Miscellaneous Rent Revenue	\$0	\$0
Gross Potential Income (GPI)		\$490,620	\$0
	Vacancy Rate: Restricted Units	5.0%	
	Vacancy Rate: Unrestricted Units	5.0%	
	Vacancy Rate: Tenant Assistance Payments	5.0%	
	Vacancy Rate: Other: (specify)	5.0%	
	Vacancy Rate: Laundry & Vending & Other Income	5.0%	
	Vacancy Rate: Commercial Income		50.0%
5220/5240	Vacancy Loss(es)	\$24,531	\$0
Effective Gross Income (EGI)		\$466,089	\$0

ANNUAL INCOME AND EXPENSES

Acct. No.	EXPENSES	Residential	Commercial
ADMINISTRATIVE EXPENSES: 6200/6300			
6203	Conventions and Meetings	\$0	\$0
6210	Advertising and Marketing	\$1,123	\$0
6250	Other Renting Expenses	\$9,350	\$0
6310	Office/Administrative Salaries -- from above	\$3,200	\$0
6311	Office Expenses	\$41,375	\$0
6312	Office or Model Apartment Rent	\$0	\$0
6320	Management Fee	\$22,700	\$0
6325	Social Services Coordinator -- from above	\$0	\$0
6330	Site/Resident Manager(s) Salaries -- from above	\$18,000	\$0
6331	Administrative Free Rent Unit -- from above	\$0	\$0
6340	Legal Expense -- Project	\$1,500	\$0
6350	Audit Expense	\$5,000	\$0
6351	Bookkeeping Fees/Accounting Services	\$4,500	\$0
6390	Miscellaneous Administrative Expenses	\$4,500	\$0
6391	Social Programs/Social Services	\$0	\$0
6263T	TOTAL ADMINISTRATIVE EXPENSES	\$111,248	\$0
Acct. No.	EXPENSES (continued)	Residential	Commercial
UTILITIES EXPENSES: 6400			
6450	Electricity	\$12,500	\$0
6451	Water	\$19,000	\$0
6452	Gas	\$732	\$0
6453	Sewer	\$12,000	\$0
	Other Utilities: Cable Internet	\$1,200	\$0
6400T	TOTAL UTILITIES EXPENSES	\$45,432	\$0

ANNUAL INCOME AND EXPENSES

OPERATING AND MAINTENANCE EXPENSES: 6500			
6510	Payroll -- from above	\$25,000	\$0
6515	Supplies	\$5,775	\$0
6520	Contracts	\$15,295	\$0
6521	Operating & Maintenance Free Rent Unit -- from above	\$0	\$0
6525	Garbage and Trash Removal	\$20,250	\$0
6530	Security Contract	\$0	\$0
6531	Security Free Rent Unit -- from above	\$0	\$0
6546	Heating/Cooling Repairs and Maintenance	\$2,500	\$0
6548	Snow Removal	\$0	\$0
6570	Vehicle & Maintenance Equipment Operation/Reports	\$0	\$0
6590	Miscellaneous Operating and Maintenance Expenses	\$4,500	\$0
6500T	TOTAL OPERATING & MAINTENANCE EXPENSES	\$73,320	\$0
TAXES AND INSURANCE: 6700			
6710	Real Estate Taxes	\$10,000	\$0
6711	Payroll Taxes (Project's Share) -- from above	\$0	\$0
6720	Property and Liability Insurance (Hazard)	\$15,000	\$0
6729	Other Insurance (e.g. Earthquake)	\$0	\$0
6721	Fidelity Bond Insurance	\$0	\$0
6722	Worker's Compensation -- from above	\$1,250	\$0
6723	Health Insurance/Other Employee Benefits--from above	\$7,500	\$0
6790	Miscellaneous Taxes, Licenses, Permits & Insurance	\$250	\$0
6700T	TOTAL TAXES AND INSURANCE	\$34,000	\$0
ASSISTED LIVING/BOARD & CARE: 6900			
6932	Food	\$0	\$0
6980	Recreation and Rehabilitation	\$0	\$0
6983	Rehabilitation Salaries	\$0	\$0
6990	Other Service Expenses: (specify)	\$0	\$0
6900T	TOTAL ASSISTED LIVING EXPENSES	\$0	\$0
TOTAL OPERATING EXPENSES		\$264,000	\$0

ANNUAL INCOME AND EXPENSES

FUNDED RESERVES: 7200		Residential	Commercial
7210	Required Replacement Reserve Deposits	\$33,000	\$0
7220	Other Reserves: (specify)	\$0	\$0
7230	Other Reserves: (specify)	\$0	\$0
7240	Other Reserves: (specify)	\$0	\$0
TOTAL RESERVES		\$33,000	\$0

GROUND LEASE		Residential	Commercial
	Ground Lease	\$0	\$0
TOTAL GROUND LEASE		\$0	\$0

NET OPERATING INCOME		\$169,089	\$0
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FINANCIAL EXPENSES: 6800			
6820	1st Mortgage Debt Service	\$124,780	\$0
6830	2nd Mortgage Debt Service	\$12,791	\$0
6840	3rd Mortgage Debt Service	\$0	\$0
6890	Miscellaneous Financial Expenses: (BOND MONITORING FEE)	\$4,000	\$0
6800T	TOTAL FINANCIAL EXPENSES	\$141,571	\$0

CASH FLOW		\$27,518	\$0
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6391	Social Programs/Social Services	\$0	
6590	Asset Management/Similar Fees	\$12,000	\$0

Total Operating Expenses Per Unit	<u>Per Year</u>	<u>Per Month</u>
Without any Adjustments	\$4,800	\$400
With the Value of Rent-Free Units Included	\$4,800	\$400
Without RE Taxes, Social Services Coordinator or Social Services/Social Programs and With the Value of Rent Fee Units Included	\$4,618	\$385

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CASH FLOW ANALYSIS

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Income from Restricted Units based on:	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
INCOME FROM HOUSING UNITS															
Restricted Unit Rents	486,000	498,150	510,604	523,369	536,453	549,864	563,611	577,701	592,144	606,947	622,121	637,674	653,616	669,956	686,705
Unrestricted Units	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Tenant Assistance Payments	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Program:	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Operating Subsidies	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other: (specify)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
GROSS POTENTIAL INCOME - HOUSING	486,000	498,150	510,604	523,369	536,453	549,864	563,611	577,701	592,144	606,947	622,121	637,674	653,616	669,956	686,705
OTHER INCOME															
Laundry & Vending	4,620	4,736	4,854	4,975	5,100	5,227	5,358	5,492	5,629	5,770	5,914	6,062	6,213	6,369	6,528
Other Income	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Commercial Income	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
GROSS POTENTIAL INCOME - OTHER	4,620	4,736	4,854	4,975	5,100	5,227	5,358	5,492	5,629	5,770	5,914	6,062	6,213	6,369	6,528
GROSS POTENTIAL INCOME - TOTAL	490,620	502,886	515,458	528,344	541,553	555,091	568,969	583,193	597,773	612,717	628,035	643,736	659,829	676,325	693,233
VACANCY ASSUMPTIONS															
Restricted Units	24,300	24,908	25,530	26,168	26,823	27,493	28,181	28,885	29,607	30,347	31,106	31,884	32,681	33,498	34,335
Unrestricted Units	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Tenant Assistance Payments	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other: (specify)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Laundry & Vending & Other Income	231	237	243	249	255	261	268	275	281	288	296	303	311	318	326
Commercial Income	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL VACANCY LOSS	24,531	25,144	25,773	26,417	27,078	27,755	28,448	29,160	29,889	30,636	31,402	32,187	32,991	33,816	34,662
EFFECTIVE GROSS INCOME	466,089	477,741	489,685	501,927	514,475	527,337	540,520	554,033	567,884	582,081	596,633	611,549	626,838	642,509	658,572
OPERATING EXPENSES & RESERVE DEPOSITS															
Residential Expenses (w/o Real Estate Taxes)	254,000	262,890	272,091	281,614	291,471	301,672	312,231	323,159	334,469	346,176	358,292	370,832	383,811	397,245	411,148
Real Estate Taxes	10,000	10,200	10,404	10,612	10,824	11,041	11,262	11,487	11,717	11,951	12,190	12,434	12,682	12,936	13,195
Replacement Reserve	33,000	33,000	33,000	33,000	33,000	33,000	33,000	33,000	33,000	33,000	33,000	33,000	33,000	33,000	33,000
Other Reserves	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Ground Lease	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Commercial Expenses	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL EXPENSES & RESERVES	297,000	306,090	315,495	325,226	335,295	345,713	356,492	367,646	379,186	391,127	403,482	416,266	429,494	443,181	457,343
NET OPERATING INCOME	169,089	171,651	174,190	176,700	179,180	181,624	184,028	186,388	188,698	190,954	193,151	195,283	197,344	199,328	201,228
DEBT SERVICE															
1st Mortgage	124,780	124,780	124,780	124,780	124,780	124,780	124,780	124,780	124,780	124,780	124,780	124,780	124,780	124,780	124,780
Bridge Loan (repaid from investor equity)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
2nd Mortgage	12,791	12,791	12,791	12,791	12,791	12,791	12,791	12,791	12,791	12,791	12,791	12,791	12,791	12,791	12,791
3rd Mortgage Debt Service	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Miscellaneous Financial Expenses: (BOND MC)	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000
Total Required Debt Service	141,571	141,571	141,571	141,571	141,571	141,571	141,571	141,571	141,571	141,571	141,571	141,571	141,571	141,571	141,571
CASH FLOW after all debt service	27,518	30,080	32,618	35,129	37,609	40,053	42,457	44,816	47,127	49,383	51,580	53,742	55,773	57,757	59,657
DEBT SERVICE COVERAGE RATIO	1.19	1.21	1.23	1.25	1.27	1.28	1.30	1.32	1.33	1.35	1.36	1.38	1.39	1.41	1.42
Use of Cash Flow After Debt Service - HCD Projects															
Asset Mgmt./Similar Fees	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000
Deferred Developer Fee prior to Distributions and residual receipt payments	15,518	18,080	20,618	23,129	25,609	28,053	30,457	32,816	35,127	37,383	39,580	41,712	1,919	0	0
Cash Available for Residual Receipts Loans and Sponsor Distributions	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sponsor Distributions	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
HCD Residual Payment	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Residual Payments	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Residual Payments	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Residual Payments	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other Residual Payments	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Accumulated Max Asset Mgmt./Similar Fees	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000
Cumulative paid Deferred Dev. Fee	15,518	33,598	54,216	77,345	102,954	131,006	161,463	194,279	229,406	266,789	306,369	348,081	350,000	350,000	350,000
Total Deferred Developer Fee budgeted for payment prior to distributions and residual receipt payments	350,000														

UA FORM XX

CTCAC Regs. 10325(g)(5)(B) & 10326(f)(6)(B), MHP Regulation 7320(b)(3), HOME Regulation 8212(d)(1)(C)

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Purpose

This form provides the Agencies with a certified report of all previous participation in all affordable multifamily rental housing projects. The Agencies require that you certify your records of previous participation in Agencies', other government-assisted, and nongovernment-assisted projects by completing and signing this form, before your Project application or participation can be approved.

Instructions - Previous Participation Certificate

1. The Previous Participation Certificate, including Schedule A, must be completed in its entirety and signed by all applicants, proposed general partners, developer and development consultant with whom the sponsor has a comprehensive development services contract, and affiliates applying to any one of the Agencies.
2. For CTCAC only- applicants applying for points for the property management agent experience, and there is an executed property management agreement, the property management agency must also complete the Previous Participation Certificate and Schedule A.
3. All other participants, or members of the development team, who are only involved in the Project on a fee for service basis and for whom #1 and #2 above do not apply, must provide a resume or complete Schedule A which details rental housing projects in which they previously participated.
4. Attach extra sheets as you need them. Be sure to indicate "Continued on Attachments" wherever appropriate. Sign each additional page that you attach if it refers to you or your record.

Specific Line Instructions

Block 1: Fill in the name and location of the affordable multifamily rental housing Project.

Block 2: Alphabetically list the full names, last name first, of all principals (including corporations) and affiliates and their addresses.

Block 3: Beside the name of each principal, fill in the role that each party listed will perform.

Block 4: Fill in the percentage ownership in the proposed Project that each principal is expected to have.

Block 5: Fill in the IRS employer number of every party listed, including affiliates.

Block 6: In the box below the statement of certification, fill in the name of all principals and affiliates. Beside the name of each principal and affiliate, each party must sign the form. In addition, each person who signs the form should fill in the date that he/she signs and their telephone number.

Instructions - Schedule A

1. Be sure that Schedule A is filled in completely, accurately and the certification is properly dated and signed, because it will serve as a record of your previous experience. All multi-family rental housing projects must be listed. Applicants are reminded that previous participation pertains to the individual principal within an entity as well as the entity itself.

HOME ONLY - to receive points for similar project experience, this information must be provided by the applicant, developer, owner, and managing general partner for subsidized projects of the same type proposed in the application. Such projects must have been completed during the 5-year period specified in the HOME NOFA. To receive points you must indicate whether the project is a rental new construction or rental rehabilitation project by entering "yes" or "no" underneath the P-I-S date.

MHP ONLY - list subsidized rental housing projects completed by the developer or development consultant with whom the Project Sponsor has a comprehensive development services contract. Include the projects in which the entity was responsible for overseeing or performing the full range of comprehensive development activities including: financial packaging, selection of consultants, selection of the construction contractor and property management agent, oversight of architectural design, construction management and other aspects of the development process. In addition, for each project submitted for operation experience, attach a narrative describing the Project Sponsor's role and responsibilities using MHP's form.

2. Even if you have never participated in an affordable multi-family rental housing project, you must complete the Previous Participation Certificate. If you have no previous projects to list, fill in your name in column 1, and write across the form by your name - "No previous participation."

Column 2: List all (nationwide) of your previous affordable multifamily rental housing projects. Identify all Agencies' projects first in Column 2A, then other government agency assisted projects in Column 2B, then nongovernment-assisted projects in Column 2C. Identify the project name, location, type of subsidy, number of units, and indicate if the project is being used in scoring to gain points, if applicable.

Column 3: List your role in all previous projects. Give the month/day/year the principal's role began and ended and the month/day/year the project was placed-in-service (P-I-S).

CTCAC ONLY - for the General partner and Management Company/Principal, to the extent that the type of information requested is the same between this attachment and UA XX and UA XY, the information should match or requested points may not be awarded in these categories.

Column 4: Indicate all defaults, foreclosures, sales, instances of IRS noncompliance, and issuance of IRS Form 8823.

Previous Participation Certification

1. Proposed Project Name Sunset Lane Apartments	City and Zip Code Shingle Springs - 95682
2. List of All Proposed Principal Participants and Affiliates Names and addresses of all known principals and affiliates (people, businesses & organizations) proposing to participate in the Project described above. List names alphabetically: last, first, middle initial.	3. Role of Each Principal or Affiliate in Project
Information Pending	4. Expected % Ownership Interest in Project
Information Pending	5. IRS Employer Number

Certifications : I (meaning the individual who signs as well as the corporations, partnerships or other parties listed above who certify) hereby apply to CTCAC, MHP, CalHFA, CDLAC, HOME (hereinafter referred to as Agencies) for approval to participate as a principal in the role and project listed above based upon my following previous participation record and this Certification. By executing this certificate, I hereby consent to the disclosure of information concerning my performance in the affordable multifamily rental housing developments by the Agencies to third parties, including, but not limited to, affordable housing agencies in other states and by such third parties to the Agencies. Neither the Agencies nor such third parties are required to give me notice of such disclosure or receipt of information.

I certify that all the statements made by me are true, complete and correct to the best of my knowledge and belief and are made in good faith, including the data contained in Schedule A and Exhibits signed by me and attached to this form.

I further certify that:

1. Schedule A contains a listing of every affordable multifamily housing rental project in which I have been or am now a principal.
2. Except as shown by me on the certification:
 - a. I have not sold any project listed;
 - b. No mortgage on a project listed by me has ever been in default, assigned to the government or foreclosed, nor has mortgage relief by the mortgagee been given;
 - c. I have not experienced defaults or noncompliance under any contract or regulatory agreement in connection with a public housing project nor been issued IRS Form 8823 on any Low-Income Housing Tax Credit (LIHTC) project other than indicated on Schedule A;
 - d. To the best of my knowledge, there are no unresolved findings raised as a result of Agencies' audits, management reviews or other investigations concerning me or my projects.
 - e. I have not been suspended, debarred or otherwise restricted by any state agency from participating in the LIHTC program or other affordable housing program.
 - f. I have not failed to use state funds or Low Income Housing Tax Credits (LIHTC) allocated to me in any state.
3. All the names of the parties, known to me to be principals in this Project(s) in which I propose to participate, are listed above.
4. (Applicable to General Partners or Project Owners Only) All parties who are principals or who are proposed as principals here are listed above and no principals, affiliates, or identities of interest are concealed or omitted.
5. Statements above (if any) to which I cannot certify have been deleted by striking through the words with a pen. I have initialed each deletion (if any) and have attached a true and accurate signed statement (if applicable) to explain the facts and circumstances which I think helps to qualify me as a responsible principal for participation in this Project.

6. Typed or Printed Name of Principal	Signature of Principal	Certification Date	Area Code and Telephone No.
Completion pending			

Schedule A: List of Previous Projects. By my name below is the complete list of my previous projects and my participation history as a principal, affiliate, management agent, or participant in affordable multifamily rental housing programs of the Agencies, and other government and nongovernment assisted programs. **Note:** Read and follow the instruction sheet carefully. Abbreviate where possible. Make full disclosure. Add extra sheets if you need more space. Double check for accuracy. If you have no previous projects write, by your name, "No previous participation."

1. List Each Participant's, Affiliate's, Principal's Name	2. List Previous Projects			3. List Principal's, Affiliate's, Participant's Role(s) and Interest		4. Was project ever in default, foreclosure, sales, or have instances of IRS noncompliance or issuance of IRS Form 8823?	
List in alphabetical order, last name, first and sign.	Give the project name, address, city location, & government agency (GA) involved, number of units in the project, & if it is being used for scoring points.	(A) Agencies (CTCAC, CalHFA, CDLAC, HOME, MHP)	(B) Other Government Agencies	(C) Non-Government Assisted	Indicate when participation began and ended, when the project was placed-in-service (P-I-S), and whether the project is a new construction or a rehabilitation project.	Yes	No if "Yes" explain
Completion pending	Name Address City GA #Units Points				Role Interest Began Date Ended Date P-I-S Date New Construction Rehabilitation		
	Name Address City GA #Units Points				Role Interest Began Date Ended Date P-I-S Date New Construction Rehabilitation		
	Name Address City GA #Units Points				Role Interest Began Date Ended Date P-I-S Date New Construction Rehabilitation		

1. List Each Participant's, Affiliate's, Principal's Name	2. List Previous Projects				3. List Principal's, Affiliate's, Participant's Role(s) and Interest	4. Was project ever in default, foreclosure, sales, or have instances of IRS noncompliance or issuance of IRS Form 8823?		
List in alphabetical order, last name, first and sign.	Give the project name, address, city location, & government agency (GA) involved, number of units in the project, & if it is being used for scoring points.				Indicate when participation began and ended, when the project was placed-in-service (P-I-S), and whether the project is a new construction or a rehabilitation project.	Yes	No	If "Yes" explain
	(A) Agencies (CTCAC, CalHFA, CDLAC, HOME, MHP)	(B) Other Government Agencies	(C) Non- Government Assisted					
Name Address City GA #Units Points					Role Interest Began Date Ended Date P-I-S Date New Construction Rehabilitation			
Name Address City GA #Units Points					Role Interest Began Date Ended Date P-I-S Date New Construction Rehabilitation			
Name Address City GA #Units Points					Role Interest Began Date Ended Date P-I-S Date New Construction Rehabilitation			
Name Address City GA #Units Points					Role Interest Began Date Ended Date P-I-S Date New Construction Rehabilitation			

1. List Each Participant's, Affiliate's, Principal's Name	2. List Previous Projects			3. List Principal's, Affiliate's, Participant's Role(s) and Interest	4. Was project ever in default, foreclosure, sales, or have instances of IRS noncompliance or issuance of IRS Form 8823?			
List in alphabetical order, last name, first and sign.	Give the project name, address, city location, & government agency (GA) involved, number of units in the project, & if it is being used for scoring points.	(A) Agencies (CTCAC, CalHFA, CDLAC, HOME, MHP)	(B) Other Government Agencies	(C) Non-Government Assisted	Indicate when participation began and ended, when the project was placed-in-service (P-I-S), and whether the project is a new construction or a rehabilitation project.	Yes	No	If "Yes" explain
Name Address City GA #Units Points					Role Interest Began Date Ended Date P-I-S Date New Construction Rehabilitation			
Name Address City GA #Units Points					Role Interest Began Date Ended Date P-I-S Date New Construction Rehabilitation			
Name Address City GA #Units Points					Role Interest Began Date Ended Date P-I-S Date New Construction Rehabilitation			
Name Address City GA #Units Points					Role Interest Began Date Ended Date P-I-S Date New Construction Rehabilitation			

For the General Partner and Management Company/Principal - to the extent that the type of information requested on this attachment is the same as requested on UA Form XX, the information should match or requested points may not be awarded (if applicable).

UA Version 3/12/09

Sunset Lane Apartments

UNIVERSAL CERTIFICATIONS AND IDENTITY OF INTEREST DISCLOSURE

UA Version 3/12/09

State of California
Universal Application for the Development of Affordable Rental Housing

On behalf of the entity identified in the signature block below, I certify that:

1. The information, statements and attachments included in this application are, to the best of my knowledge and belief, true and correct.
2. I possess the legal authority to submit this application on behalf of the entity identified in the signature block
3. The following is a complete disclosure of all identities of interest -- of all persons or entities, including affiliates, that will provide goods or services to the Project either (a) in one or more capacity or (b) that qualify as a "Related Party" to any person or entity that will provide goods or services to the project. "Related Party" is defined in Section 10302 of the California Code of Regulations (CTCAC Regulations):

The County of El Dorado, the applicant, hereby certifies that there exists no identity of interest among the development team members or indirect financial relationship with any project team members involved with this development.

In addition, I acknowledge that all information in this application and attachments is public, and may be disclosed by the State.

Signature:

Name:

Title:

Entity Represented:

Date:

LEGAL STATUS QUESTIONNAIRE

UA Version 3/12/09

For purposes of the following questions, and with the exceptions noted below, the term "applicant" shall include the applicant and the project sponsor, the parent of the applicant and the project sponsor, and any subsidiary of the applicant or project sponsor if the subsidiary is involved in (for example, as a guarantor) or will be benefited by the application or the Project.

In addition to each of these entities themselves, the term "applicant" shall also include the direct and indirect holders of more than ten percent (10%) of the ownership interests in the entity, as well as the officers, directors, principals and senior executives of the entity if the entity is a corporation, the general and limited partners of the entity if the entity is a partnership, and the members or managers of the entity if the entity is a limited liability company. For projects using tax-exempt bonds, it shall also include the individual who will be executing the bond purchase agreement.

The following questions must be responded to for each entity and person qualifying as an "applicant," as defined above. Explain all positive responses on a separate sheet and include with this questionnaire in the application.

Exceptions:

Public entity applicants without an ownership interest in the proposed Project, including but not limited to cities, counties, and joint powers authorities with 100 or more members, are not required to respond to this questionnaire.

Members of the boards of directors of non-profit corporations, including officers of the boards, are also not required to respond. However, chief executive officers (Executive Directors, Chief Executive Officers, Presidents or their equivalent) must respond, as must chief financial officers (Treasurers, Chief Financial Officers, or their equivalent).

Civil Matters

1. Has the applicant filed a bankruptcy or receivership case or had a bankruptcy or receivership action commenced against it, defaulted on a loan, or been foreclosed against in the **past ten years**? If so, please explain.

Yes No
2. Is the applicant **currently** a party to, or been notified that it may become a party to, any civil litigation that may materially and adversely affect (a) the financial condition of the applicant's business, or (b) the Project that is the subject of the application? If so, please explain.

Yes No
3. Have there been any administrative or civil settlements, decisions, or judgments against the applicant within the **past ten years** that materially and adversely affected (a) the financial condition of the applicant's business, or (b) the Project that is the subject of the application? If so, please explain and state the amount.

Yes No
4. Is the applicant **currently** subject to, or been notified that it may become subject to, any civil or administrative proceeding, examination, or investigation by a local, state or federal licensing or accreditation agency, a local, state or federal taxing authority, or a local, state or federal regulatory or enforcement agency? If yes, please explain.

Yes No
5. In the **past ten years**, has the applicant been subject to any civil or administrative proceeding, examination, or investigation by a local, state or federal licensing or accreditation agency, a local, state or federal taxing authority, or a local, state or federal regulatory or enforcement agency that resulted in a settlement, decision, or judgment? If yes to either question numbers 4 or 5, please explain.

Yes No

LEGAL STATUS QUESTIONNAIRE

Criminal Matters

6. Is the applicant currently a party to, or the subject of, or been notified that it may become a party to or the subject of, any criminal litigation, proceeding, charge, complaint, examination or investigation, of any kind, involving, or that could result in, felony charges against the applicant? If so, please explain.

Yes No

7. Is the applicant currently a party to, or the subject of, or been notified that it may become a party to or the subject of, any criminal litigation, proceeding, charge, complaint, examination or investigation, of any kind, involving, or that could result in, misdemeanor charges against the applicant for matters relating to the conduct of the applicant's business? If so, please explain.

Yes No

8. Is the applicant currently a party to, or the subject of, or been notified that it may become a party to or the subject of, any criminal litigation, proceeding, charge, complaint, examination or investigation, of any kind, involving, or that could result in, criminal charges (whether felony or misdemeanor) against the applicant for any financial or fraud related crime? If so, please explain.

Yes No

9. Is the applicant currently a party to, or the subject of, or been notified that it may become a party to or the subject of, any criminal litigation, proceeding, charge, complaint, examination or investigation, of any kind, that could materially affect the financial condition of the applicant's business?

Yes No

10. Within the past ten years, has the applicant been convicted of any felony? If so, please explain.

Yes No

11. Within the past ten years, has the applicant been convicted of any misdemeanor related to the conduct of the applicant's business? If so, please explain.

Yes No

12. Within the past ten years, has the applicant been convicted of any misdemeanor for any financial or fraud related crime? If so, please explain.

Yes No

Mercy Housing California
PRINTED NAME OF APPLICANT/PROJECT SPONSOR ENTITY

SIGNATURE (Applicant/Project Sponsor)

DATE

Greg Sparks
PRINTED NAME OF SIGNATORY

Vice President
PRINTED TITLE OF SIGNATORY

Application Summary**HOME Investment Partnerships Program****I.A. Application Information**

Application Number: (For HCD Use Only) _____

Application Resubmittal: No Yes Year it was originally submitted: _____Requesting Deep Targeting Funds: _____ Yes, Amount Requested: \$ 1,000,000

Total HOME Funding Requested: _____ \$ 5,100,000

I.B. Authorized Representative InformationX Mr. Mrs. Ms. Mayor Other: _____First Name: Jeff MI: _____ Last Name: RileyJob Title: Project MangerAddress: 3120 Freeboard Drive, Suite 202City: West Sacramento State: CA Zip Code: 95691Phone: 916.414.4406 Ext: _____ Fax: 916.414.4490 Ext: _____E-mail: jriley@mercyhousing.org**I.C. Unit Information (Enter target population(s) served from the list below.)**

A. Activity	B. Home Assisted Units	C. Total Units	D. Target Population
Rental New Construction Project:	26	55	Family
Rental Rehabilitation with or without Acquisition:	_____	_____	_____

Target Populations:

- | | | |
|------------------------|-----------------------|----------------------------------|
| 1. Physically Disabled | 7. Families | 13. Victims of Domestic Violence |
| 2. Persons with Aids | 8. Farm Workers | 14. Dually-Diagnosed |
| 3. Youths | 9. Seniors | 15. Homeless |
| 4. Single Adults | 10. Mentally Ill | 16. Other |
| 5. Single Men | 11. Veterans | |
| 6. Single Women | 12. Substance Abusers | |

II. Proposed Other Funding Sources

A. Name of HOME Activity	B. Name of Source (Union Bank, County of Santa Cruz Redevelopment Agency, etc. NOT "private bank")	C. Funding Source Code*	D. Source Type (City or County, Redevelopment Agency, State HCD, State Other, Federal, Tax Credit, Private, or Other (Specify))	E. Match Yes, No, or Partial	F. Total Dollar Amount
	Construction lender TBD	R	Private		\$6,329,234
	County HELP loan	G	State Other		\$700,000
	State HOME	01	State HCD		\$5,000,000
	Perm lender	R	Private		\$1,003,200
	MHP	G	State HCD		\$2,645,545
	Deferred developer fee	U	Developer		\$350,000
	GP equity	U	General Partner		\$578,586
	Investor Equity	W	Private Investor		\$2,966,210
					\$
					\$

Total Amount of Other Funding Sources: \$ 19,572,775

* See following two pages for HOME funding source code



**EL DORADO COUNTY
DEPARTMENT OF HUMAN SERVICES**

**Daniel Nielson
Director**

Applicant Certification and Commitment of Responsibility

As the official designated by the governing body, I hereby certify that if approved by the Department for a HOME funding allocation the County of El Dorado (applicant name) assumes the responsibilities specified in the HOME regulations and certifies that:

1. It possesses the legal authority to apply for the allocation and to execute the proposed program or project;
2. It has resolved any audit findings for prior Department or federally funded housing or community development projects or programs to the satisfaction of the Department or federal agency by which the finding was made;
3. It is not currently suspended or debarred from receiving federal funds;
4. It is currently in compliance with the submittal requirements of Office of Management and Budget Circular A-133, pursuant to the Single Audit Act of 1984, P.L. 98-502, and the Single Audit Act amendments of 1996, P.L. 104-156;
5. There are **no** pending lawsuits that would impact the implementation of this program or project;
6. It will follow the State Relocation Plan and the federal Uniform Relocation Act requirements;
7. It will comply with all statutes and regulations governing the HOME Program;
8. It will comply with State and Federal requirements;
9. It has staff available or has committed to hiring staff able to operate a local HOME program or project and oversee the work of an administrative subcontractor, if any;
10. It will use HOME funds as grants solely for relocation, activity delivery, lead based paint mitigation costs, and Tenant Based Homebuyer Assistance;
11. If a CHDO, that it is currently certified or that it has submitted an application for certification, and that its organization is currently in compliance with section 8204.1 of the State HOME Regulations including:

- its certified service areas include the jurisdiction for which their proposed activity is located;
- its board composition complies with and will continue to comply with the requirements for CHDOs in the definition contained in 24 CFR Section 92.2;
- the purpose of the organization complies with 24 CFR 92.2; and
- it is not a public body nor is it controlled by, or under the direction of, a public body, or individuals or entities seeking to derive profit or gain from the organization;

12. If a CHDO, it will fulfill the role of sole project developer in the administration of the proposed activity/ies;

13. The information, statements, and attachments contained in this application are, to the best of my knowledge and belief, true and correct.

I authorize the Department of Housing and Community Development to contact any agency, whether or not named in this application, which may assist in determining the capability of the Applicant. All information contained in this application is acknowledged to be public information. (This certification must be signed by the person authorized in the Resolution.)

Signature: _____ Title: Human Services Director

Type Name: Daniel Nielson Date: _____

Project Information

1. Project Activity - Check the proposed HOME project type.

New Construction

Rental Rehabilitation With or Without Acquisition

9% tax credit project 4% tax credit/tax exempt bond project

Amount of tax credit equity pay-in at which the project has been submitted: 74 fed, 55 state cents.

2. Deep Targeting

Not Requesting Funds for Deep Targeting

Requesting funds for Deep Targeting in the amount of \$ 1,000,000 . Included with this application is the additional information requested in the Deep Targeting Documentation Checklist. Applicants requesting funds for Deep Targeting whose application packages do not contain the additional information noted on the Deep Targeting Documentation Checklist may not get funded. See also Section X of the NOFA for more information on Deep Targeting.

3. Development Timetable – Provide the dates for the following tasks. Note: your schedule should be consistent with the project deadlines in Section 8217 of the State HOME Regulations.

Task	Date
NEPA Compliance Achieved	3/31/10
Davis Bacon Wage Rates Secured	6/30/11
Tax Credits Secured	6/30/11
Other Permanent Financing Secured	8/30/10
Construction Loan Closing	7/30/11
Start of Construction	8/15/11
Project Completion	10/30/12

4. Project Unit Information

26 HOME-assisted Units

29 Other Assisted Units

55 Total Residential Units

The HOME units shall be: (mark one)

Fixed Floating. Note: this selection is subject to Department approval.

5. HOME Unit Sizes and Rents

Complete this chart for the HOME-assisted units in your project. This chart is for reporting information on HOME assisted units only. "Very Low" for purposes of this chart means units at 50% AMI and below. "Low" for purposes of this chart means units at 80% AMI - 51% AMI.

Two lines are provided for each bedroom size if your project has different rent levels for the same size unit. Submit an additional page if there are more than two types of rent levels by bedroom size. The proposed monthly unit rent must include the utility allowance and any tenant-based rental assistance.

Applicants requesting funds for Deep Targeting must submit two copies of this chart; one showing the HOME unit sizes and rents at the regular maximum HOME funding level, and one showing the HOME unit sizes and rents at the Deep Targeting funding level (e.g. \$5 million). Label the chart at \$5 million: "HOME unit sizes and Rents - Deep Targeting".

This chart will be compared with the Rents Worksheet in the Universal Application. Generally speaking, HOME will restrict the lowest AMI units in each bedroom size.

Unit Size	Number of HOME Units	Very-Low (VL) or Low Income (LI) Unit?	AMI Level (e.g. 30%, 50%, etc)	Proposed Monthly HOME Rent (including utility allowance)	Per Unit Square Footage
Efficiency					
Efficiency					
1-bedroom	2	VL	30	349	625
1-bedroom	4	LI	60	759	625
2-bedroom	4	VL	30	412	775
2-bedroom	6	LI	60	903	775
3-bedroom	4	VL	30	479	1050
3-bedroom	6	LI	60	1047	1050
4-bedroom					
4-bedroom					
Total	26				4900

Housing and Community Development Experience (Up to 50 points)

List HOME and non-HOME awards from local, state, or federal housing or community development sources made only to the applicant from 2002-2008. The activities may be under construction and may be different than the activity type proposed in this application as discussed below.

Awards for HOME-eligible program or project activities may be counted, (for example, a first-time homebuyer or tenant-based rental assistance program award). Awards for CDBG-eligible construction or rehabilitation activities may also be counted; (for example, an award for construction of a sewage treatment plant). Include the type of activity in the "Funding Source" column if not evident from the project name. Each program activity award will count as one project; however, for State CDBG multi-year funding awards, each allocation year will count as one project. List up to ten (10) awards. Up to five (5) eligible awards will be counted.

Planning and technical assistance grants and operating grants do not count as housing and community development experience to be listed on this chart. Do not list these awards.

Projects that the applicant developed which are listed on the Experience Worksheet in the Uniform Rental Application must also be listed on this chart in order to receive points for this award on this chart.

Award Year	Project or Program Name	Award Year	Funding Sources
2002	White Rock Village	02-HOME-0613	HOME
2003	First-Time Homebuyer	03-STBG-1817	CDBG
2004	Owner-occupied Rehabilitation	04-HOME-0720	HOME
2005	Hsg Rehabilitation /Acquisition	05-STBG-1407	CDBG 3-year award
2008	Homeless Shelter	08-STBG-4982	CDBG
2008	First-Time Homebuyer	08-HOME-4701	HOME

Missed Project Deadlines

This form must be completed separately by the applicant, developer, owner, and managing general partner for the proposed project.

List all State HOME Project contracts (rental and first-time homebuyer) awarded since July 1, 2004 in which you have been involved either as applicant, developer, owner, or managing general partner, and provide the information requested. Copy and attach additional pages as necessary.

For project contracts disencumbered between July 1, 2004 – June 30, 2009, applicants and their developers, owners, and managing general partners for these projects will still receive point deductions for the deadlines the project did not meet before the contract was disencumbered.

For this application, I am the:

Applicant; Developer; Owner; MGP

HOME Contract Number and Project Name	Role in Project
Not applicable	

Missed Project Deadlines

This form must be completed separately by the applicant, developer, owner, and managing general partner for the proposed project.

List all State HOME Project contracts (rental and first-time homebuyer) awarded since July 1, 2004 in which you have been involved either as applicant, developer, owner, or managing general partner, and provide the information requested. Copy and attach additional pages as necessary.

For project contracts disencumbered between July 1, 2004 – June 30, 2009, applicants and their developers, owners, and managing general partners for these projects will still receive point deductions for the deadlines the project did not meet before the contract was disencumbered.

For this application, I am the:
 _____ Applicant; Developer; _____ Owner; _____ MGP

HOME Contract Number and Project Name	Role in Project
Information to follow	

HOME Financial Feasibility Analysis – Self Evaluation

All applicants should prepare this Self Evaluation checklist to ensure that their project meets all requirements.

1. The total of HOME activity and Activity Delivery Costs is the lower of the amounts in (a), (b), and (c) Yes ___ No ___

(a) Ratio Test

HOME Amount (Activity Amount Plus Activity Delivery Cost)

Total Development Cost (not including Relocation)

_____31%_____

Is equal to or less than:

HOME Units

Total Units

_____47%_____

(b) Cost Allocation Test

	# of HOME Units	Per Unit Square Footage	Total HOME Square Footage
SRO			
1 BD	6	625	3750
2 BD	10	775	7750
3BD	10	1050	10500
4 BD			
Total			22,000

Total HOME Sq. Ft divided by Total Residential Sq. Ft. (see Development Budget Worksheet, cell F130) x TDC _____7,212,326_____

(c) 221(d) (3) test

The total amount of HOME subsidy per unit

	221 (d) (3) limit	# of HOME Units	Maximum Limit
SRO			
1 BD	173,095	6	1038570
2 BD	208,800	10	2088000
3BD	267,264	10	2672640
4 BD			
Total			5,799,210.00

2. The overall unit mix, (see the "Rents" and "Subsidies" Worksheets of the Universal Rental Application), is in compliance with all the known required rent levels.
Yes No
3. Except for units with project-based rental assistance, 100% of the HOME rents are at or below the high HOME limits and 20% of the HOME units are at or below the low HOME limits.
Yes No
4. For rehabilitation projects, if rents will increase as a result of the rehabilitation, there is a transition reserve to maintain rents for existing tenants at the levels prior to the "Initiation of Negotiations" for as long as they live in the project. Yes No

Projects with Project-Based Rent Subsidies

5. The rent subsidy that is listed in any commitment letter or other document is reflected accurately on the Subsidies Worksheet of the Universal Rental Application.
Yes No
6. If the rent subsidy is expected to expire, there is a transition reserve so that the rent for subsidized tenants remains the same over a two-year period after project-based rental assistance ends. This transition reserve may not be funded by HOME.
Yes No N/A

Development Budget

7. The property acquisition price shown in the UA Development Budget Line 6 (new construction projects) or Line 11 (rehabilitation projects) does not exceed appraised value,

except if the increment above appraised value is fully covered by junior public agency financing that carries no mandatory debt service. Yes No

8. For new construction projects, if the land is already owned, the land acquisition cost shown in the Development Budget (Line 6) is no more than the land acquisition cost for the last arms-length transaction plus approved holding costs. Yes No
9. For rehabilitation projects, if the project is already owned, the amount charged to the project for the land and structures is no more than what was paid for these in the last arms-length transaction plus approved holding costs. Yes No
10. Costs for any recommended environmental testing or remediation are adequately budgeted for and shown in the Environmental Remediation line item in the Development Budget; (for example, costs associated with locating in a flood plain, costs identified in the Phase I/Phase II Environmental Assessments, and/or costs identified in lead, asbestos, or mold reports). An explanation of how the budgeted number was calculated is provided. Yes No
11. All prevailing wage and relocation costs have been adequately budgeted for. Yes No
12. The total of contractor overhead, profit, and general requirements does not exceed 14% of the total site work and structures cost. Yes No
13. For new construction projects, hard contingency is at least 5% of total construction cost (site work, structures, environmental remediation, General Requirements, Contractor O&P and off-site improvements). Yes No
14. For rehabilitation projects, hard contingency is at least 10% of total construction cost (site work, structures, environmental remediation, General Requirements, Contractor O&P and off-site improvements). Yes No
15. Tax credit projects – the operating reserve is capitalized at three months of the total of all operating expenses, property taxes, replacement reserves, and debt service. OR

Non-tax credit projects – the operating reserve is capitalized at four months of the total of all operating expenses, property taxes, replacement reserves, and debt service.

Yes No

16. Tax credit projects – The developer fee listed on the Development Budget and Permanent Sources and Uses Worksheets does not exceed what is permitted using the Developer Fee Calculation Worksheet for tax credit projects; OR

Non-Tax Credit projects - The developer fee listed on the Development Budget and Permanent Sources and Uses Worksheets does not exceed what is permitted using the Developer Fee Calculation Worksheet for non-tax credit projects. Yes No

Permanent Sources and Uses Worksheet

Information Pending

17. There are enough sources specifically identified to pay development costs, including any liens or other conditions associated with the property that are identified in the title report, any demolition costs, etc. Yes ___ No___

Operating Budget

18. Operating expenses are trended at 3.5%? Yes ___ No___
19. There are no ad valorem property taxes, and all other property taxes and/or assessments are trended at 2%. Yes ___ No___
20. For new construction or conversion projects, the initial amount of annual deposits to the replacement reserve is at least 0.6 percent of the structure construction cost, up to \$600 per unit, or up to \$500 per unit if the project is receiving CalHFA permanent financing. "Structure construction cost" does not include site work, environmental remediation, construction contingency, general contractor profit, overhead, or general requirements.
Yes ___ No___
21. For rehabilitation projects, if a physical needs assessment has been submitted with the application, the initial amount of annual deposits to the replacement reserve is consistent with the long-term needs identified in the PNA. If a PNA has not been submitted, the initial amount of annual deposits into the replacement reserve is at least \$504 per unit.
Yes ___ No___
22. The replacement reserve is funded annually at the same amount. Yes ___ No___
23. The total annual operating expenses for all units is in the range of \$300 -\$400 per unit per month (HOME Operating "Safeharbor" based on annual amount in UA Operating Budget Line 113 D.) Yes ___ No___

Note: Pursuant to UMR restrictions regarding what is considered a project Operating Expense, Item 6391, "Social Programs/Social Services" must be left blank at Excel Line 69. If you have these costs, put them on Excel Line 137. The cost of the on-site supportive services coordinator may be reflected on Excel Line 11

Total Annual Cost: \$ _____ \$ _____ Per Unit per month (PUM)

24. If operating costs are outside the \$300 - \$400 per unit per month range, audited financials are included from other similar projects which demonstrate that the operating costs for the proposed project are feasible. Yes ___ No___
25. For projects with MHP loans, the loan payment of 0.42% is included in mandatory debt service. Yes ___ No___
26. The HOME loan shows no mandatory debt service. Yes ___ No___

27. If there are any bond issuer monitoring fees, they are included on Line 6890 (Excel Line 132). Yes ___ No___

Cash Flow Worksheet

28. Project Income is trended at 2.5% in the 15 year proforma. Yes ___ No___

29. The residential vacancy rate is 5%, and the commercial vacancy rate (if applicable) is 50%. Yes ___ No___

30. The 15-year pro forma supports payments for all loans included in the permanent sources, and all debt service calculations are correct. Yes ___ No___

31. If there is any interest rate reset during the term of the primary loan, the project still meets UMR cash flow requirements for the entire term of the loan at the ceiling interest rate. Yes ___ No___

32. Are any loans fully amortized for less than 30 years? Yes ___ No___

33. If yes, why is the shorter amortization period needed for project feasibility?

34. There is no balloon payment on any of the senior debt. **Note: A 30-year loan amortized over 30 years that requires payment at year 15 is a balloon payment.** Yes ___ No___

35. Does any balloon payment on junior debt jeopardize project feasibility? Yes ___ No___

If no, please explain: _____

36. The use of operating income complies with the priority of uses schedule below:

Priority of uses:

- a. Operating expenses
 - b. Replacement reserve
 - c. Mandatory debt service (including MHP fee)
 - d. Deferred developer fee
 - e. Asset management, partnership, and similar fees
 - f. Remaining 50% to the sponsor
 - g. Remaining 50% to HCD or State Recipient. (HCD/SR may split this share with other public lenders in proportion to the amount of financing provided to the project.)
- Yes ___ No___

37. Debt coverage ratio is between 1.10 and 1.20 or if the DCR exceeds this amount or there is no mandatory debt, cash flow after debt service and required reserve deposits is equal to or less than 12% of operating expenses. Yes ___ No ___
38. The project has positive cash flow for at least 15 years and is not trending downward so that it will go negative within the first 30 years of the project. Yes ___ No ___
39. The total of all partnership management, asset management, and similar fees is no more than \$12,000 per year. Yes ___ No ___
40. If "No", a local government commitment letter for the project requires the higher allowable fee and/or the local government has a written policy allowing the higher fee.
Yes ___ No ___
- Note: Project loan documents at closing must also require this higher fee.
41. There are no additional fees other than the permitted partnership management and asset management fees. Yes ___ No ___

Project Development Plan

Fill out the chart below for the tasks that have been completed. Evidence the completion by submitting the document as specified in the instructions on the following pages. Identify the development team member responsible for each task. Indicate "N/A" if the task is not applicable to your project and in the last column explain why the task is "N/A". Any applicable tasks that are not yet completed will receive zero points. Read the instructions carefully before completing this section. Note: if the PDP document has already been included earlier as part of the Universal Application (for example, Market Study, or Relocation Plan), reference that attachment number in the Exhibit column below.

Rental New Construction (Up to 155 Points)

Market Study* (40 points)	ME Shay	7/31	
Property Appraisal * (10 points)	Scott Beebe	7/31	
Phase I/ Phase II Site Assessment* (40 points)	Ginney	Sent Email	
Floodplain Analysis (25 points)	Araya	7/31	
Itemized Preliminary Construction Cost Estimate (5 points)	Gary	7/31	
Geotechnical Report (5 points)	Ginney	Sent Email	
Relocation General Information Notice (GIN) and Relocation Study/Plan (30 points)	TBD	??	

* These documents are now required by HOME to be submitted with your application.

Market Study	40	40
Property Appraisal	10	10
Phase I/Phase II	40	40
Floodplain Analysis	25	25
Itemized Preliminary Construction Cost Estimate	5	5
Geotechnical Report	5	5
Relocation GIN and Relocation Study/Plan	30	
TOTAL	155	125

Local Government Approvals (HOME Regulation 8212 (d) (4))

Rental New Construction Projects (up to 125 points)

To the applicant: Complete the information section below and submit this form to the agency or department of local government responsible for administration of the items listed. This form may be submitted to more than one agency or department if necessary. The local government person certifying this form as well as the project developer must sign and date the certification provided at the end of the form.

Documentation of completed approvals will be required by the time the project goes to Loan Committee as a condition of receiving a HOME award letter. If there is a material discrepancy between information contained in this form, and the information contained in the documentation, up to 200 points may be deducted from future HOME applications pursuant to HOME Regulation 8212 (d) (1) (ii).

HOME APPLICANT: County of El Dorado
 HOME-ELIGIBLE JURISDICTION WHERE PROJECT IS LOCATED: County of El Dorado
 PROJECT NAME: Sunset Lane Apartments
 PROJECT ADDRESS/SITE: Sunset Lane
 ASSESSOR PARCEL NUMBER(S): 090-430-21 & 090-430-22

Place a checkmark in the appropriate box that follows regarding the status of this local approval, and provide the information requested.

Local Approval	Not Needed ("N/A" is not an acceptable reason)	Needed & Not obtained	Needed and Obtained
Zoning Change (85 points) Information to follow	Reason Not Needed:		Date Obtained:
Site Plan Approval (5 points)	Reason Not Needed:		Date Obtained:
Design Review Approval (5 points)	Reason Not Needed:		Date Obtained:
CUP (10 points)	Reason Not Needed:		Date Obtained:

Local Approval	Not Needed ("N/A" is not an acceptable reason)	Needed & Not obtained	Needed and Obtained
Variances (10 points)	Reason Not Needed:		Date Obtained:
PUD (5 points)	Reason Not Needed:		Date Obtained:
Specific Plan (5 points)	Reason Not Needed:		Date Obtained:

Local Approvals Certification – Rental New Construction Projects

I certify, on behalf of the entities I represent, that the information presented on the attached Local Approvals form is true and correct to the best of my knowledge.

Signature and Title of Local Official Completing Form:

_____ Daniel Nielson, M.P.A, Director

Date: _____

Signature and Title of Developer (if different than HOME Applicant):

Date: _____

Design Progress

Submit the following for the proposed activity:

Rental New Construction (10 points)

1. Submit an executed agreement with the architect identified on the Contacts Worksheet of the UA for the design (through working drawings) of this project and attach as Exhibit 23.

[X] Check if attached – will attach

2. Check below the status of plans and specifications on which the cost estimates reflected in the Sources and Uses are based. Submit a letter from the architect identified on the Contacts Worksheet of the UA which gives the status of plans and specifications on which these costs were based, and attach as Exhibit 24.

[] Plans and specifications ready to be submitted to the building department (10 points)

[] Preliminary plans and specifications (at least 35% completed) (7 points)

[X] Conceptual (elevations and floor plans) (5 points)

[] Other (Describe, and include an estimated percentage of completion here): _____ % (0 points)

Rental Rehabilitation with or without Acquisition (5 points)

1. Submit either (a) or (b) below and attach as Exhibit 23.

[] (a) An executed agreement with the architect identified on the Contacts Worksheet of the UA for the design (through working drawings) of this project;

OR

[] (b) Evidence that the construction specialist identified on the Contacts Worksheet of the UA has been retained, or is on the applicant's or administrative subcontractor's staff. Identify the person, include his or her resume, and a list of comparable projects for which that person has provided construction services similar to those required for this project.

2. Check below the status of plans and specifications on which the cost estimates reflected in the Sources and Uses are based. Submit a letter from the architect or construction specialist identified in Section II of the application which gives the status of plans and specifications on which these costs are based and attach as Exhibit 24.

[] Plans and specifications ready to be submitted to the building department (5 points)

Permanent Financing Commitments (RNC- up to 10 points; RR – up to 35 points)

Total Development Cost: \$ _____ 13,139,710 _____

Requested HOME project funds: \$ _____ 5,000,000 _____

Other permanent financing required:\$ _____ 8,139,710 _____

For each of the non-HOME Permanent Financing Source listed on the "Development Sources" worksheet of the UA, submit financing commitment letters, as evidenced by letters or resolutions from the funding sources, evidence of fee waivers, etc.

Financing commitments conditioned on the award of bond or tax credit authority from a public agency, including but not limited to TCAC/CDLAC, will not be accepted without the public agency approval letter, a letter estimating public agency syndication proceeds, and a financing commitment letter meeting the requirements identified in this section. Permanent financing commitment letters should be labeled as Exhibit 9.

Documentation of Financing Commitments must contain the following:

1. the borrower's name;
2. the project name;
3. the project site address, assessor's parcel number, or legal description;
4. the amount, interest rate, and terms of the financing being committed. Permanent financing commitment letters must state what the interest rate is for the entire term of the loan. If there is an adjustment of the interest rate at some point during the loan term, there must be a ceiling rate, and the adjustment and the ceiling rate must be identified in the financing commitment letter.
5. the Permanent loan must be fully amortized; and
6. assumable public financing must indicate that all significant underwriting assumptions have been approved, including but not limited to:
 - a) purchase price
 - b) disposition of reserves
 - c) scope of work
 - d) operating costs
 - e) proposed rents
 - f) availability of subsidies
 - g) proposed annual reserves deposits, term/amount

Federal Loans – Some federal lenders (HUD, RD, and others) may not show the project location/address on their commitment letters. Therefore, for federal loans only, the letters need not show the project location/address provided that other third-party

documentation demonstrates that the federal commitment letter is for the proposed project site. Federal loan letters must still meet all other requirements for commitment letters.

If any elements are missing from the commitment letters, full points cannot be awarded. The letter may be conditioned on certain standard underwriting criteria, such as appraisals, but may not be generally conditional. Examples of unacceptable general conditions include phrases such as "subject to senior management approval", or a statement that omits the word "commitment" but instead indicates the lender's "willingness to process an application" or indicates that financing is subject to loan committee approval of the project.

Make sure that you have enough permanent financing sources identified on the Development Sources Worksheet to cover the costs listed in the Development Budget and Permanent Sources and Uses Worksheets. Make sure that the dollar amounts in any permanent financing commitment letters correspond with the total amounts listed on these worksheets.

- Check here if your permanent financing commitment letters have been included with your application.

f) Geographic Diversity of HOME Awards – 50 points will be awarded at the Department's sole discretion to projects which help the Department to maintain a geographic balance of HOME project awards made pursuant to this NOFA.

g) Regional Economic Recovery Work Plans – 50 points will be awarded if a project is part of a Regional Economic Recovery Work Plan from one of the twelve Regional Economic Recovery regions. Evidence that a project is included in one of these Work Plans must be submitted with the HOME application. If your region has not yet developed its Work Plan, points will also be awarded if the applicant and developer certify that the project will be "shovel-ready" within two years of the application deadline, i.e. construction will begin within two years. Attach this evidence as Exhibit 27 (b)

Green Building Self-Certification Checklist

In order to receive HOME State Objective points for Green Building, applicants must complete the attached checklist and self-certify that items 2, 3, 4, 5, 6, 7, 10, 11, 12, & 13 will be included in the units to be newly constructed, or in the units to be rehabilitated if within the scope of work of the rehabilitation to be done. At least two of the remaining items (1, 8 & 9) will also be included in the units to be newly constructed, or in the units to be rehabilitated if within the scope of work of the rehabilitation to be done. Additionally, appliances that are customarily provided with the units, such as hot water heaters and dishwashers, or heating/cooling systems, should all meet the ENERGY STAR® standards. Documentation must be kept on file that these features were incorporated into your project.

Applicant County of El Dorado

Project Sunset Lane Apartments

HOME Activity Rental New Construction

Signature of Authorized Representative _____

Date _____

	Current Requirement	Applicant Certification Check Off Column
Site		
1. Use plant and tree species that require low water use in sufficient quantities and install irrigation system using only low-flow drip, bubblers, or low-flow sprinklers.	Two of three of items #1, 8, or 9 must be met for Bonus Consideration	XX
Materials and Resources		
2. Use engineered lumber a. Beams and Headers b. Wood I-Joists or web trusses for floors and ceilings	Essential for Bonus Consideration	XX
3. Use Oriented Strand Board (OSB) a. Floor, Wall and Roof sheathing.	Essential for Bonus Consideration	XX
4. Provide effective air sealing. a. Seal sole plates. b. Seal exterior penetrations at plumbing, electrical and other penetrations. c. Seal top plate penetrations at plumbing, electrical, cable and other penetrations. d. Weather-strip doors and attic access openings. e. Seal penetrations in interior equipment closets and rooms. f. Seal around bathtub drain penetrations in raised floors.	Essential for Bonus Consideration	XX
5. Install and flash windows in compliance with window installation protocols.	Essential for Bonus Consideration	XX
6. Exterior Doors a. Insulated or solid core. b. Flush, paint or stain grade shall be metal clad or have hardwood faces. c. Factory primed on six sides with a one year warranty.	Essential for Bonus Consideration	

7. Select durable non-combustible roofing materials which carry a three-year contractor installation guarantee.	Essential for Bonus Consideration	
Energy Efficiency		
8. Install ENERGY STAR® Ceiling Fans in living areas and all bedrooms; install a whole house fan with insulated louvers; or install an economizer.	Two of three of items #1, 8, or 9 must be met for Bonus Consideration	
9. Install ENERGY STAR® appliances in each unit, including but not limited to; a. Dishwashers b. Refrigerators c. Clothes washers	Two of three of items #1, 8, or 9 must be met for Bonus Consideration	XX
10. Install gas storage water heater with an Energy Factor (EF) of 0.62 or greater and a capacity of at least 30 gallons for one- and two-bedroom units and 40 gallons for three-bedroom units or larger.	Essential for Bonus Consideration	
Water Efficiency		
11. Use water saving fixtures or flow restrictors. a. Kitchen and Service Areas < 2 gallons per minute (gpm). b. Bathroom Sinks < = 1.5 gallons per minute (gpm). c. Showers and Bathtubs < = 2.5 gallons per minute (gpm).	Essential for Bonus Consideration	XX
Indoor Environmental Quality		
12. Use Low-VOC paint and stain. a. Flat interior wall/ceiling paints & stains < 50gpl VOCs. b. Non-flat wall/ceiling paints & stains <150gpl VOCs.	Essential for Bonus Consideration	
13. Floor coverings a. Light and medium traffic areas shall have vinyl or linoleum at least 3/32" in thickness. b. Heavy traffic areas shall have vinyl or linoleum at least 1/8" in thickness. c. Carpet shall comply with U.S. Department of Housing and Urban Development/Federal Housing Administration UM 44C, or alternatively, cork, bamboo, linoleum, or hardwood floors shall be provided in all other floor areas.	Essential for Bonus Consideration	Xx

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July 27, 2009

Department of Housing and Community Development
HOME Investment Partnerships Program
1800 Third Street, Suite 390-3
Sacramento, CA 95814

Re: HOME Financing (42 U.S.C. §12701 et seq.)
Sunset Lane Apartments

Dear Sir or Madam:

The purpose of this letter is to assure the California Department of Housing and Community Development ("HCD") that no Article 34 local referendum approval is necessary for the above-described project proposed to be developed in El Dorado County by Mercy Housing California, which is utilizing federal HOME Investment Partnerships Program ("HOME") financing pursuant to Title II (42 U.S.C. §12701-12839) of the Cranston-Gonzalez National Affordable Housing Act (Pub. L. 101-625).

Article 34 of the California Constitution requires local referendum approval when certain low-rent housing projects are "developed, constructed, or acquired in any manner" by a State or local government entity. This requirement has been interpreted by the courts in a variety of cases, and by the Legislature in Health and Safety Code sections 3700 *et seq.* As a result of these interpretations, it is clear that a variety of low rent housing projects are exempt from the Article 34 referendum requirements. We believe that the Sunset Lane Apartment project is exempt from the local referendum requirement of Article 34 for the reasons set forth below.

Sunset Lane Apartment Project

The sponsor intends to construct 55 family "work force housing" apartments using HOME funds in addition to other funds, which will be reserved for lower income households under the HOME restrictions. The sponsor, Mercy Housing California (MHC), will own the land and the buildings. The units will be managed by MHC's subsidiary, Mercy Services Corporation. The County of El Dorado will not develop, construct, or acquire any part of the project. The County's involvement will be to make the HOME loan, and verify that the project is being operated in compliance with the HOME requirements.

While the Supreme Court has found that loans from a state or local agency may trigger Article 34 because the state or local agency might be deemed a “co-developer” due to its pervasive involvement (*California Housing Finance Agency v. Elliott* (1976) 17 Cal.3d 575, 551 p. 23 1193), a loan by itself does not trigger Article 34 if it involves federal funding and if there is no “unusual involvement by a state public body.” See 45 Ops.Cal.Atty.Gen. 168 (1971); 64 Ops.Cal.Atty.Gen. 622 (1981).


In the latter opinion, the Attorney General analyzed the extent to which the public agency was involved in the proposed Section 8 housing project. The Attorney General noted that the owner must conform to “detailed and comprehensive guidelines” as specified in the HUD regulations; have HUD approval of the site based on various federal criteria including avoidance of minority concentrations; have HUD approval of construction plans pursuant to a “detailed set of guidelines,” and have HUD approval of rents and other fiscal standards based on HUD regulations. (64 Ops.Cal.Atty.Gen., at pp. 624-626). The Attorney General concluded that these standards would trigger Article 34 if a state public body imposed them. However, the Attorney General found that these requirements were imposed instead by the federal agency (HUD), and therefore the project was not subject to Article 34.

In the instant situation, there are a variety of federal requirements which are imposed by the federal HOME regulations, and merely enforced by the state or local agencies. A few additional local and/or state requirements have been added as well, but these do not rise to the level of “pervasiveness” reached by CHFA’s requirements in the *Elliott* case. While the additional requirements for the instant project are arguably more stringent than the Section 213 review process discussed in 64 Ops.Cal.Atty.Gen., pp. 626-628, they are not as pervasive as the CHFA requirements which triggered Article 34 in *Elliott*.

The funding for the Sunset Lane Apartments is derived from a federal housing program which is merely administered by the State and the County, and the involvement by the State and County are not “pervasive” enough to make either the State or the County a “co-developer” under *Elliott*. On this basis, it is our opinion that the HOME funding provided by the County through the California Department of Housing and Community Development does not mean that the Sunset Lane Apartment project is “developed, constructed or acquired in any manner” by the State or public body, and therefore the Sunset Lane Apartment Project is not required to obtain Article 34 referendum approval.

Very Truly Yours,

LOUIS B. GREEN
County Counsel

By: 

Edward L. Knapp
Chief Ass't. County Counsel

ELK:km

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July 27, 2009

California Department of Housing and Community Development
HOME Investment Partnerships Program
1800 Third Street, Suite 390-3
Sacramento, CA 95814

Re: Mercy Housing California
Sunset Lane Apartments
Shingle Springs, CA 95682

Dear Program Staff:


Please let this letter serve as certification that, to the best of our knowledge, there have not been, nor are there now, any pending lawsuits or litigation that would impact or otherwise adversely affect the implementation and development of the above-referenced project.

If you should have any questions concerning this information, please do not hesitate to contact this office.

Very Truly Yours,

LOUIS B. GREEN
County Counsel

By: _____


Edward L. Knapp
Chief Ass't. County Counsel

ELK:km