

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

Cal HFA California Housing Finance Agency



Date of this Application or Update:

UA Version 3/12/09 **Sunset Lane Apartments**

GENERAL INFORMATION

				LNEN	AL IN	ORMAT	ON					
THIS APPLICAT	ION REQUE	STS FIN	ANCING OR	AN AL	LOCAT	ION FR	OM THE F	OLLOWI	NG:			461
#D	CTCAC		☑ H	CD			DLAC			CalHFA		
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Development Type	Age Res	trictions	Special Facility	у Туре	Tenure	BOTTO STATE	APN(s)			Census T	ract(s)	STOP STORY
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Proposed # of Units 55	Project Site Are	70 F 47	its per Acre 8.4564 Per Acre		le Parcels es - cont		050-40	00-21 / 03	J-430-022		300.04	
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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 commencial and mixed use to North and West. The site is within walking distace 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. subsidivision)

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

	CONTACT	INFORMATION	Su	nset Lane Apartmer
(Please complete Applicant	to the extent known)	Applicant Contac	rt .	
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 Stre	
City	Placerville	City	Placerville	
State	CA	State	CA	
ip Code		667 Zip Code	95667	
Phone No.	(530) 621-6300	Phone No.	(530) 621-6276	
ax No.	(530) 626-9060	Fax No.	(530) 295-2597	
mail Address	Daniel.Nielson@edcgov.us	Email Address	shawna.purvine	
wner (Borrowin		Owner Partner or		es@eacgov.us
egal Name	TBD	Legal Name	Wentber #1	
orm of Entity	Yet to be formed L.P.	Form of Entity		
ontact Person	Jeff Riley	Role		
treet Address	3120 Freeboard Drive Suite 202	Contact Person		
ity	West Sacramento	Street Address		
tate	CA	City		
ip Code	95691	State		
hone No.	(916) 414-4406	Zip Code	/ 93 - 94 - 94 - 94	
ax No.	(916) 414-4490	Phone No.		
mail Address	jriley@mercyhousing.org	Fax No.		
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gal Name	Mercy Housing California	Legal Name		
rm of Entity	Non-profit Public Benefit Corporation	Form of Entity		
ontact Person	Jeff Riley	Contact Person	THE STATE OF	
ty		City		
reet Address	3120 Freeboard Drive Suite 202	Street Address		15.JE ETAL EL ATV
ty	West Sacramento	City		
ate	CA	State	WHATE YES	
o Code	95691	Zip Code		
one No.	(916) 414-4406	Phone No.		
x No.	(916) 414-4490	Fax No.		
nail Address	jriley@mercyhousing.org	Email Address		
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gal Name		Applicant Notes		
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			Sunset Lane Apartments
(Please complete	CONTAC to the extent known)	CT INFORMATION	•
Property Manage		Financial Consulta	ant
Legal Name	Mercy Services Corporation	Legal Name	THE
Contact Person	Mike Liebe	Contact Person	
Street Address	3120 Freeboard Drive Suite 202	Street Address	
City	West Sacramento	City	
State	CA	State	A STATE OF THE STA
Zip Code	95691	Zip Code	
Phone No.	(916) 414-4442	Phone No.	
Fax No.	(916) 414-4490	Fax No.	
Fax No. Email Address		Email Address	
Primary Service F	mliebe@mercyhousing.org		
Legal Name	Tovidei	Borrower Legal Co	ouriser
Services Provided			
Contact Person		Type of Counsel	
		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	
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Email Address		Email Address	
Private Placemen	nt Agent (if applicable)	Private Placement	Purchaser (if applicable)
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Agent Name		Agent Name	
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SITE CONT	ROL											
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RESIDENTIA	1998	ŀ	RESIDENTIAL PARKIN	1G	.Щ		COM	MERCIAI	SPACE	
Residential Square Fo	otage	_				_				
Residential Units			Residential Parking Space	es				Square Fo	ootage	
Community Room			overed Tenant Parking				mercial /	Area		
Leasing Office Additional Storage Space	<u>, </u>		ered Tenant Parking osed Tenant Parking	55		Offic		-4		(8)
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	otal 0		int Guest Spaces				age Spac	е	E25 III	
Maintenance Shop			Subtotal Parking Spaces	83		Othe				24
Childcare Center			a Spaces Tenants Can Re	nt			Total Co	mmercial	SF 0	
Service Area			overed Parking	THE P. P.						_
Service Office			ered Parking					ces for Co	mmerc <u>ial</u>	<u>Ten</u> ants
Other			osed Parking	00			overed			
Total Residential	SF 0	Gra	nd Total Parking Spaces	83		Cov	ered Spa		770	
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INCOME EDOM SO	LIDCES OTHER TH	IAND	ESIDENTIAL RENTS A	ND SH	SCIDIE	c				
Laundry	OKCES OTHER IT	IAN K		IND 301	SOIDIE	<u> </u>				
No. of Units Using Cent	roll oundry	- 56	Other Leased Spaces	10	-		<i>E</i>	5 4/05/		
Weekly Assumed Incom		55 \$1.62	Residential	Lease	Terms	50	7. Feet	Rent/SF/I	no. Annu	ial Gross
Annual Total Laundry in	te Per Unit		HIM DAY THE COLUMN	Z I Lillian			12711	W. 7		\$0
Residential Parking	come \$	4,620				-		100/201		\$0
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Tenant Rental Spaces			0	104	-		22 101			\$0
Monthly Income Per Sp		60	Commercial			_				
Annual Residential Park	ing income	\$0							_01	\$0
Commercial Parking			EE SHEDTHKANG DE						393	\$0
Number of Rental Space		0				.000.0		· -		\$0
Monthly Income Per Sp		00		T 4 11	53,500			0.00.300	657	\$0
Annual Commercial Par	king income	\$0		i otai ii	icome f	rom	Other Le	ased Spac	es	\$0
MONTHLY UTILITY	ALLOWANCE									
	Type of Utility	Does	the owner or	Enter All	nwance	s for	Tenant l	Paid I Itiliti	es by Bdrr	m Siza
Utilities	(Gas, Electric, etc.)		nt pay utilities?	0 bdrm	1 bdr					n. 3ize ≥5 bdrms
Heating	Gas	torial	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	- 37	Owner	\$0		\$0	\$0	\$0	\$0	\$0
Trash	Private		Owner	\$0		\$0	\$0	\$0	\$0	\$0
Other		Dist.	THE BUSINESS OF THE STREET	\$0		\$0	\$0	\$0	\$0	\$0
		Total	Tenant Utility Allowance	\$0		60	\$79	\$88	\$0	\$0
Source for Utility Allow	vances		,, ,	- 40	<u> </u>	,00	Ψ, O	400	Ψ0	<u>_</u> _
	lame El Dorado Cour	tv Hous	sing Authority	n Barrera	1	F	ffective	Date 1	/1/2009	
	LI BOIGGO COGI	ity i louc	ang radionty		1	_	.11606176	Date	1.112000	
☑ HUD ☐ US	DA RD Utility	v Comp	any (Actual Survey)	☐ Other	E'UDB			HE HINN AN	ed Agel to	(J#Cl., 15)
		, ₋	, (-1.1.1.1.1.1.1)					UA Version	3/12/00	
Applicant Notes								UM VEISIUI	1 W 1203	
										5.0

			RENTS	& UNIT MI	X INFORM	IATION	Suns	et Lane A	partment
Enter Tax Cr	edit 50% Incor	ne Limits for	County of :		El Dorado		HUD Notice	Date:	la- 1873
llava ab ald O	·	4	0			_		_	_
Household S		1	2	3	4	5	6	7	8
Income Limit	•	\$25,500	\$29,100	\$32,750	\$36,400	\$39,300	\$42,200	\$0	\$0
shown below HOME or US	AC, MHP and If the most re DA Rural Deve	estrictive ren elopment,	t limits applic click here	cable to some to enter thes	units are red e limits.	quired by and		n, such as	ly
Show rent li	mits set by the	e most rest	rictive regu	atory agency	<u>/- </u>				
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
	E LIZE HE	Beds	0	\$0	\$0	\$0	\$0		
	nter Restricted	0 Bdrm.	0				\$0		
	unit(s) only; lanager's unit(s)	1 Bdrm.	0				\$0		
	s 119-121.	2 Bdrm.	0				\$0		
% of Restricted	Units in	3 Bdrm.	0				\$0		
this category	0%	4 Bdrm.	0				\$0		
		5 Bdrm.	0				\$0		
			0	Subtotal				\$0	\$0
30%	TCAC	Beds	0	\$0	\$0	\$0	\$0		
		0 Bdrm.	0				\$0		
% of Restricted		1 Bdrm.	3	\$409	(\$60)	\$349	\$349	\$1,047	\$1,047
this category	35%	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 19	Subtotal			\$0	¢0.475	60 475
600/	TCAC	Dada	0		60	00	60	\$8,175	\$8,175
60%	TCAC	Beds	0	\$0	\$0	\$0	\$0		
0/ of Dootsiotosi	I I lmita im	0 Bdrm. 1 Bdrm.	8	6010	(¢c0)	6750	\$0	# C 070	#0.070
% of Restricted	65%		14	\$819 \$982	(\$60) (\$79)	\$759 \$903	\$759	\$6,072	\$6,072
this category	00%	2 Bdrm. 3 Bdrm.	13	\$1,135	(\$88)	\$1,047	\$903 \$1,047	\$12,642 \$13,611	
		4 Bdrm.	0	\$1,133	(400)	\$1,047		\$13,011	\$13,611
		5 Bdrm.	0	-			\$0 \$0		
		o Banni.	35	Subtotal			ΨΟ	\$32,325	\$32,325
	A.F. 1848	Beds	0	\$0	\$0	\$0	\$0	+02,020	402,020
		0 Bdrm.	0	Ψ3	ΨΟ	Ψ3	\$0		
% of Restricted	Units in	1 Bdrm.	0				\$0		
his category	0%	2 Bdrm.	0				\$0		
. 57		3 Bdrm.	0				\$0		
		4 Bdrm.	0				\$0		
		5 Bdrm.	0				\$0		
			0	Subtotal				\$0	\$0
	FWSFXTS	Beds	0	\$0	\$0	\$0	\$0		
		0 Bdrm.	0				\$0		
% of Restricted	Units in	1 Bdrm.	0				\$0		
his category	0%	2 Bdrm.	0				\$0		
		3 Bdrm.	0				\$0		
		4 Bdrm.	0				\$0		
	<u> </u>	5 Bdrm.	0				\$0		
			0	Subtotal			<u></u>	\$0	\$0

l======	Dant Limit			Manimum				Monthly	Monthly
Income Limit (% AMI)	Rent Limit Calc. Formula	Unit Size	No. of Units	Maximum Gross Rent	Less Utility Allowance	Maximum Net Rent	Proposed Net Rent	Income at Proposed Rents	Income at Maximum Rents
		Beds	0	\$0	\$0	\$0	\$0		
		0 Bdrm.	0			Y	\$0		
% of Restricted	l Units in	1 Bdrm.	0				\$0		
this category	0%	2 Bdrm.	0				\$0		
		3 Bdrm.	0				\$0		
		4 Bdrm.	0				\$0		
		5 Bdrm.	- 0				\$0		
			0	Subtotal			-	\$0	\$(
237 85		Beds	0	\$0	\$0	\$0	\$0		
		0 Bdrm.	0				\$0		
% of Restricted	Units in	1 Bdrm.	0				\$0		
this category	0%	2 Bdrm.	0				\$0		
		3 Bdrm.	0				\$0		
		4 Bdrm.	0				\$0		
		5 Bdrm.	0				\$0		
			0	Subtotal				\$0	\$(
		Beds	0	\$0	\$0	\$0	\$0		
		0 Bdrm.	0				\$0		
% of Restricted	Units in	1 Bdrm.	0				\$0		
this category	0%	2 Bdrm.	0				\$0		
		3 Bdrm.	- 0				\$0		
		4 Bdrm.	0				\$0		
		5 Bdrm.	0				\$0		
			0	Subtotal				\$0	\$(
		Beds	0	\$0	\$0	\$0	\$0		
		0 Bdrm.	0	-			\$0		
% of Restricted		1 Bdrm.	0				\$0		
this category	0%	2 Bdrm.	0				\$0		
		3 Bdrm.	0				\$0		
		4 Bdrm.		 -		<u> </u>	\$0 \$0		
		5 Bdrm.	0	Subtotal			\$0	\$0	\$0
**************************************		Beds	0	\$0	\$0	\$0	\$0	40	***
		0 Bdrm.	0	Ψ0	Ψ0	φυ	\$0		
% of Restricted	Units in	1 Bdrm.	0	 			\$0 \$0		
this category	0%	2 Bdrm.	0				\$0 \$0		
and dategory	0 /0	3 Bdrm.	0			_	\$0		
		4 Bdrm.	0				\$0		
		5 Bdrm.	0				\$0		
			0	Subtotal			4 5	\$0	\$0
		Beds	0	\$0	\$0	\$0	\$0	- +•	
		0 Bdrm.	0		**	+3	\$0		
% of Restricted	Units in	1 Bdrm.	0	1			\$0		
this category	0%	2 Bdrm.	0				\$0		
		3 Bdrm.	0				\$0		
		4 Bdrm.	0				\$0		
		5 Bdrm.	0				\$0		
			0	Subtotal				\$0	\$0

		RENTS & U	JNIT MIX INFORMATION	Sunset I	ane Apartmen
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 limts in the box to the right. After you are done, complete the table above.

			Gross Rent	Limits			Description of
Income	Unit Size (Bdrm	s)					Other Rent Limits
Level	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

Restricted Units by Income Level							
		% of					
Income		Restricted					
Level	No.	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%					

Restricte	d Units by	Unit Size
		% of
Unit		Restricted
Size	Units	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%

SUBSIDY INFORMATION

Incremental Income from Rent/Operating Subsidies Based on Contract Rents

The top part of this section estimates incremental income from rent subsidy contracts, such as Section 8, above and beyond either 1) maximum restricted rents or 2) proposed rents. Complete this part only if the Project will have a rent subsidy based on contract rents.

List all Project-based or sponsor-based rent/operating subsidies in the bottom portion of this section, under the "Rent/Operating Subsidy Programs" heading.

Subsidy pa	ayment ove	r net rent ba	sed on:	2 0	Restricted Re	ents	•	Proposed R	lents	J	
			1		Income from ting Subsidy					Income from	l
		Y	Subsidy Prog	ıram Name:		E 'Y		Subsidy Pro	gram Name:	251, 753	
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 Monthi Extra Income
0%	0.0	Beds	\$0	<u> </u>	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	· <u>-</u> ·	0	
		4 Bdrm.	\$0		0			\$0		0	
		5 Bdrm.	\$0		0			\$0		0	
30%	TCAC	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	
60%	TCAC	Beds	\$0		0			\$0		0	
0070	10/10	0 Bdrm.	\$0		0			\$0		0	
		1 Bdrm.	\$0		0	\vdash		\$0		0	
		2 Bdrm.	\$0		0			\$0		0	
		3 Bdrm.	\$0		0			\$0		0	
		4 Bdrm.	\$0		0			\$0			
		5 Bdrm.	\$0		0			\$0		0	
		o Danni.	ΨΟΙ		<u> </u>			φυ		U .	
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	
	ľ	2 Bdrm.	\$0		0			\$0		0	
	ŀ	3 Bdrm.	\$0		0			\$0		0	
	ŀ	4 Bdrm.	\$0		0			\$0		0	
	}	5 Bdrm.	\$0		0			\$0		0	

	-			.51	UBSIDY INF	ORMATION	<u> </u>	Suns	set Lane Ap	artments
			1	Incremental	Income from ting Subsidy				Income from	
	1	I	Subsidy Prog		0			gram 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	L	\$0		0	
0%	0.0	Beds	\$0		0		\$0		0	
070	1 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	j	0	
00/	0.0	D - d -	¢o.		0				^	
0%	0.0	Beds	\$0 \$0		0		\$0		0	
		0 Bdrm. 1 Bdrm.	\$0 \$0		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	
			<u></u> _				4-1			
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	
1							proj. 10. 10. 10. 10. 10. 10. 10. 10. 10. 10		r	
0%	0.0	Beds	\$0		0		\$0		0	
	-	0 Bdrm.	\$0		0		\$0		0	
	}	1 Bdrm.	\$0		0		\$0		0	
	ŀ	2 Bdrm.	\$0 \$0		0		\$0 \$0		0	
	ŀ	3 Bdrm. 4 Bdrm.	\$0		0		\$0		0	
	ŀ	5 Bdrm.	\$0		0		\$0		0	
		J DUIIII.	Total Units	Subsidized	0		Total Units	Subsidizad	0	
			Total Month		U	\$0	Total Month		U	\$0
			tar mond	, -undiay		40	. our mond	y Jansiuy		Ψ0

		SUBSIDY IN	IFUKMA	TON				
Rent/Operating Subsidy Prograr	ns							
Subsidy Program Name:	San Reverse			3/24/24			Sal Tax Salary	a de Haria da A
Subsidy Program Component:	EVEL PARTY		김 국제에 되는				The Residence	SAN ELLER FROM
ubsidy Currently in Place?	Yes	No	Yes	☐ No	Yes	□ No	☐ Yes	☐ No
ate Application Submitted or				PERMIT	THE PARTY			
To be Submitted:					11. 4			
ate Award Expected:						na eviez to		
ontract Term (Years):								GV HI II SHE
xpected 1st Year Amount,					175 300			
if not based on contract rents:	n.ElSyl							
asis for Subsequent Amounts,	10150-1-1						34 PTH 172	
if not based on contract rents:				aragani. H			كالسائر غراسا	
one or more of the subsidy programs li	sted above is pa					., Shelter Plu	ıs Care,	
upportive Housing Program, Section 8	Mod Rehab SRO), etc.), please	complete t	he following	g:			
			·	ne followin	g.		☐ Yes	□ No
Supportive Housing Program, Section 8 . Has your community completed its Co . If you answered yes to question number	ontinuum of Car	e ranking proce	ess?		-		☐ Yes	□ No
. Has your community completed its Co	ontinuum of Card	e ranking proce	ess? within the f	undable ra	nge?		Yes	_
Has your community completed its Co If you answered yes to question numb If you answered no to question numbers.	ontinuum of Card	e ranking proce	ess? within the f	undable ra	nge?	are ranking p	Yes	_
. Has your community completed its Co	ontinuum of Card	e ranking proce	ess? within the f	undable ra	nge?	are ranking p	Yes	_
Has your community completed its Co. If you answered yes to question numbers of the community completed its Co. If you answered no to question numbers.	ontinuum of Card	e ranking proce	ess? within the f	undable ra	nge?	are ranking p	Yes	_
Has your community completed its Co. If you answered yes to question numbers of the community completed its Co. If you answered no to question numbers.	ontinuum of Card	e ranking proce	ess? within the f	undable ra	nge?	are ranking p	Yes	_
Has your community completed its Co If you answered yes to question numb If you answered no to question number	ontinuum of Card	e ranking proce	ess? within the f	undable ra	nge?	are ranking p	Yes	_
Has your community completed its Co If you answered yes to question numb If you answered no to question number	ontinuum of Card	e ranking proce	ess? within the f	undable ra	nge?	are ranking p	Yes	_
Has your community completed its Co. If you answered yes to question numbers of the community completed its Co. If you answered no to question numbers.	ontinuum of Card	e ranking proce	ess? within the f	undable ra	nge?	are ranking p	Yes	_
Has your community completed its Co. If you answered yes to question numbers of the community completed its Co. If you answered no to question numbers.	ontinuum of Card	e ranking proce	ess? within the f	undable ra	nge?	are ranking p	Yes	_
Has your community completed its Co If you answered yes to question numb If you answered no to question number	ontinuum of Card	e ranking proce	ess? within the f	undable ra	nge?	are ranking p	Yes	_
Has your community completed its Co If you answered yes to question numb If you answered no to question number	ontinuum of Card	e ranking proce	ess? within the f	undable ra	nge?	are ranking p	Yes	_
Has your community completed its Co If you answered yes to question numb If you answered no to question number	ontinuum of Card	e ranking proce	ess? within the f	undable ra	nge?	are ranking p	Yes	_
Has your community completed its Co If you answered yes to question numb If you answered no to question number	ontinuum of Card	e ranking proce	ess? within the f	undable ra	nge?	are ranking p	Yes	_
Has your community completed its Co If you answered yes to question numb If you answered no to question number	ontinuum of Card	e ranking proce	ess? within the f	undable ra	nge?	are ranking p	Yes	_
Has your community completed its Co If you answered yes to question numb If you answered no to question number	ontinuum of Card	e ranking proce	ess? within the f	undable ra	nge?	are ranking p	Yes	_
Has your community completed its Co If you answered yes to question numb If you answered no to question number	ontinuum of Card	e ranking proce	ess? within the f	undable ra	nge?	are ranking p	Yes	_
Has your community completed its Co If you answered yes to question numb If you answered no to question number	ontinuum of Card	e ranking proce	ess? within the f	undable ra	nge?	are ranking p	Yes	_
Has your community completed its Co If you answered yes to question numb If you answered no to question number	ontinuum of Card	e ranking proce	ess? within the f	undable ra	nge?	are ranking p	Yes	_

Committed Comm												0,	Sunset Lane Apartments	Apartments
Source Name Lon Na						SOURCE	S OF DEVEL	OPMENT FU	NDS					
Source Name Lies Amount Rate Required Loon Fam Tax Evenpor Amount Amount Rate Required Loon Fam Amount Loon Fam Amount Loon Fam Amount Loon Fam Loon Fam Amount Loop Fam Loop Fa						CONSTRUCTION	ON PERIOD	SOURCES O	F FUNDS					
1 St. 2022 G. 2079 G. 24 St. 2020 G. 25 St. 2020 G.	Committed		Lien No.	Amount	Interest Rate	Required Payment	Loan Term (months)	Tax Exempt Amount	Residential Amount	Commercial Amount				
Fig. 2 ST00.000 3.25% Interest Only 24 ST00.000 ST00		Construction lender	1	\$5,329,234	6.50%	Interest Only	24	\$5,329,234		200000000000000000000000000000000000000				
Second S		County HELP loan	2	\$700,000		Interest Only	24	\$0	_	THE STATE OF THE PARTY.				
Torius Torius St. 1.929.234 St. 1.029.234 St. 1.029.		State HOME	3	\$5,000,000		Deferred	099	\$0						
Source Name FOTALS \$11,529,24 SECO.000 SECO.0000 SECO.0000 SECO.										PATRICIA CO				
TOTALS \$11.529.234 S500.000 S5.329.234 S500.000 S5.000.000 S5.329.234 S500.000 S5.000.000 S5.329.234 S500.000 S5.000.000 S				PERSONAL PROPERTY.	STEWNT CO.			Sportice Han		E P. S. Const.				
Source Name														
School Formation School		Augusta Starretta Se Hills 188 to I	N S	Market Street										
SSOUTON SSOU	Mary Street		E 12		11/4 10/4 E									
Source Name Lien Amount Rate Totals \$11,529,234 \$56,329,234 \$11,029,234 \$560,000 \$500,000 \$5	BUS TO THE SHIP		8.00/10	\$100 BEST 1800	Mark High	Office Constitution of the	To an indicate in	Bull I Sucultina	からない はんな					
TOTALS \$11,529,224 Scource Name Lien Amount Rade Type PERMANENT SOURCES OF FUNDS Required Required Amount Required Required Required Amount Amount Required Required Required Required Amount Amount Required Required Required Required Amount Amount Amount Scource Name Scource N				\$500,000					\$0	\$500,000				
Source Name Lien Amount Amount Interest Rate Amortization Repayment Terms Required Required Tax Exempt Amortization Residential Commercial Amount			TALS	\$11,529,234				\$5,329,234	\$11,029,234	\$500,000				
Source Name Lien Amount Rate Amount Rate Amount Rate Type Due in (yrs) Regulated Commercial Amount Commercial Commercia						PERMAN	NENT SOUR	SES OF FUNE	DS					
Amount A	Committed?		Lien		Int	erest Rate	Amortization	Repaymen	t Terms	Required	Required	Tax Exempt	Residential	Commerical
1		_	No.		Rate	Туре	Period (yrs.)	Type	Due in (yrs)	Debt Service	Debt Service	Amount	Amount	Amount
2 82,645,545 64 3,00% Fixed for Term 55 MHP 55 \$12,791	THE PROPERTY	Perm lender	-	\$1,003,200		Fixed for Term	30	FAM	30	\$124,780	School Suits a	\$1,003,200	\$1,003,200	100 X 100 X 100 X
Mare 3 \$5.000.000 3.00% Fixed for Term 5.5 RR Fixed for Term	Section Control	MHP	2	\$2,645,545	3.00%	Fixed for Term	55	MHP	55	\$12,791	The Control of the	24 X 24 K 20 45 F	\$2,645,545	
developer fee	がいたいという	State HOME	3	\$5,000,000	3.00%	Fixed for Term	55	RR	55	Yath mindeschare	BELLET TO SEASONER	F canture say	\$5,000,000	F
\$578,586		Deferred developer fee	Dill Car	\$350,000	MINUS ZANG			APPROXIMENT REPORT	Ment Stellar	\$100-800 SECTION	ES 7590 GS-11	DATE SENS	\$350,000	
		GP equity		\$578,586			Andrew Schlieber					100 TO 10	\$578,586	
Nivestor \$3,562,379														
## ## ## ## ## ## ## ## ## ## ## ##			200	STATE OF STA	The second second				100000000000000000000000000000000000000					
\$3.562.379 \$1.003,200 \$ \$1.003,200 \$				National States		National State of the State of		THE WATER THE		The many control of	AND TAKEN OF STREET			CALL CALLS OF
\$3,562,379 \$13,139,710 \$13,571 \$0 \$1,003,200 \$				STATE OF STATE					And Signature					
\$3,562,379	SULL TELEVISION									NO. N. P. ST. MONT.		AND THE PARTY OF A	A CHENTY CHE	
TOTALS \$13,139,710 \$ 0,503,200 \$ 1,003,200	100	Equitor Instanton	Stanta Line	42 550 270			The second of		Replace Services				40 000 040	700 400
UA Version 3/12/			LALS	\$13,139,710						\$137,571	\$0		\$2,966,210	596,169 \$596,169
	Applicant Co												2/09	
THE REPORT OF THE PARTY OF THE													1	

Page 16 Universal Application - Dev Sources

				LOPMEN	T BUDGET			Sunset Lane Apartments
	Total Cost	Total	Residential Per Unit	Per Sq. Ft.	Eligible E	Basis Costs 30%	Commercial Total	Applicant Comment
ACQUISITION		Total	reronic	rei oq. rt.	1078	30 /4	Total	
Lesser of Land Cost or Value	\$575,000	\$546,250	\$9,932	#DIV/0!		XXXXXXXXXX		
Demolition Legal & Closing Costs	\$10,000	\$0 \$9,500	\$0 \$173	#DIV/0! #DIV/0!		XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX		
Verifiable Carrying Costs	4 - 45 - 40	\$0	\$0	#DIV/0!	XXXXXXXXX	XXXXXXXXX	4000	
Subtotal Existing Improvements Cost	\$585,000	\$555,750	\$10,105	#DIV/01		XXXXXXXXXX	\$29,250	
Other: (specify)	LT TO SEALING	\$0 \$0	\$0 \$0	#DIV/0! #DIV/0!	XXXXXXXXXXX			
Total Acquisition	\$585,000	\$555,750	\$10,105	#DIV/0!	\$0		\$29,250	
REHABILITATION					Lianananan	,		
Off-Site Improvements Environmental Remediation		\$0 \$0	\$0 \$0	#DIV/0! #DIV/0!	\$0			
Site Work	水墨田墨湾里 斯瓦	\$0	\$0	#DIV/0!	\$0	\$0		
Structures General Requirements		\$0 \$0	\$0 \$0	#DIV/0! #DIV/0!	\$0 \$0		tra de al la	
Contractor Overhead		\$0	\$0	#DIV/0!	\$0			
Contractor Profit		\$0	\$0	#DIV/0!	\$0		ect. Totalwal	
General Liability Insurance Other: (specify)		\$0 \$0	\$0 \$0	#DIV/0!	\$0 \$0			
Total Rehabilitation Costs	\$0	\$0	\$0	#DIV/0!	\$0		\$0	
RELOCATION								
Temporary Relocation Permanent Relocation		\$0 \$0	\$0 \$0	#DIV/0! #DIV/0!	\$0 \$0			
Total Relocation	\$0	\$0	\$0	#DIV/01	\$0		\$0	
NEW CONSTRUCTION								
Off-Site Improvements Environmental Remediation	\$0	\$0 \$0	\$0 \$0	#DIV/0!	XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX			
Site Work (hard costs)	\$914,760	\$869,022	\$15,800	#DIV/0!	\$869,022		\$45,738	
Structures (hard costs) General Requirements	\$5,399,625	\$5,129,644	\$93,266	#DIV/0!	\$5,129,644	\$5,129,644	\$269,981	
Contractor Overhead	\$315,719 \$157,860	\$299,933 \$149,967	\$5,453 \$2,727	#DIV/0! #DIV/0!	\$299,933 \$149,967	\$299,933 \$149,967	\$15,786 \$7,893	
Contractor Profit	\$157,860	\$149,967	\$2,727	#DIV/0!	\$149,967	\$149,967	\$7,893	
General Liability Insurance Other: (specify)	\$69,458	\$65,985 \$0	\$1,200 \$0	#DIV/0! #DIV/0!	\$65,985 \$0	\$65,985	\$3,473	
Total New Construction	\$7,015,282	\$6,664,518	\$121,173	#DIV/0!	\$6,664,518		\$350,764	
ARCHITECTURAL								
Design Supervision	\$252,450 \$63,112	\$239,827 \$59,957	\$4,360 \$1,090	#DIV/0! #DIV/0!	\$239,827 \$59,957	\$239,827 \$59,957	\$12,622 \$3,156	
Total Architectural Costs	\$315,562	\$299,784	\$5,451	#DIV/0!	\$299,784	\$299,784	\$15,778	
SURVEY & ENGINEERING								
Engineering ALTA Land Survey	\$75,000	\$71,250 \$0	\$1,295 \$0	#DIV/0! #DIV/0!	\$71,250	\$71,250	\$3,750	
Total Survey & Engineering	\$75,000	\$71,250	\$1,295	#DIV/0!	\$0 \$71,250	\$0 \$71,250	\$3,750	
CONTINGENCY COSTS								
Hard Cost Contingency Soft Cost Contingency	\$561,223 \$125,000	\$533,161 \$118,750	\$9,694 \$2,159	#DIV/0! #DIV/0!	\$533,161 \$118,750	\$533,161 \$118,750	\$28,061 \$6,250	
Total Contingency Costs	\$686,223	\$651,911	\$11,853	#DIV/0!	\$651,911		\$34,311	
CONSTRUCTION PERIOD EXPENSES								
Construction Loan Interest Origination Fee	\$554,910 \$47,547	\$554,910 \$47,547	\$10,089 \$864	#DIV/0! #DIV/0!	\$554,910 \$47,547	\$554,910 \$47,547	\$0 \$0	
Credit Enhancement & App. Fee		\$0	\$0	#DIV/0!	\$0	\$0		
Owner Paid Bonds/Insurance Lender Inspection Fees	£40.000	\$0	\$0	#DIV/0!	\$0	\$0	Ged WAY HERSONIAL	
Taxes During Construction	\$40,000 \$7,188	\$40,000 \$6.829	\$727 \$124	#DIV/0! #DIV/0!	\$40,000 \$6,829	\$40,000 \$6,829	\$0 \$359	STORY A STORY OF STREET
Prevailing Wage Monitor		\$0	\$0	#DIV/0!	\$0	\$0	Mark Colonies	SCHOOL STREET, NEW YORK OF THE STREET
Insurance During Construction Title and Recording Fees	\$125,000 \$20,000	\$118,750 \$19,000	\$2,159 \$345	#DIV/0! #DIV/0!	\$118,750 \$19,000	\$118,750 \$19,000	\$6,250	
Construction Mgmt. & Testing	\$45,000	\$42,750	\$777	#DIV/0!	\$42,750	\$42,750	\$1,000 \$2,250	
Predevelopment Interest Exp.	2 4 1 1 1 3 1 7 1 5 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	\$0	\$0	#DIV/0!	\$0			STANSFALL SAFERS STREET, STANSFELLER
Other: (specify) Other: (specify)		\$0 \$0	\$0 \$0	#DIV/0! #DIV/0!	\$0 \$0	\$0 \$0	Publication of the	Michael Salar
Total Construction Expenses	\$839,645	\$829,786	\$15,087	#DIV/01	\$829,786	\$829,786	\$9,859	
PERMANENT FINANCING EXPENSES Loan Origination Fee(s)	\$46.020	£46.000 l	£004	#D0 ((0)	VVVVVVVV			
Credit Enhancement & App. Fee	\$16,032	\$16,032 \$0	\$291 \$0			XXXXXXXXXXX	\$0	
Title and Recording	\$20,000	\$20,000	\$364	#DIV/0!	XXXXXXXXXX	XXXXXXXXXX	\$0	
Property Taxes Insurance		\$0 \$0	\$0 \$0			XXXXXXXXXX		Philipped State and Appendix and Appendix Appendix
Other: (legal	\$10,000	\$10,000	\$182			***************************************	\$0	
Other: (specify)	THE PLANE OF THE	\$0	\$0	#DIV/0!	XXXXXXXXXX	XXXXXXXXXX	Laborate in the	THE CASE OF STREET SAME STREET, SAME STREET, SAME
Total Permanent Financing LEGAL FEES	\$46,032	\$46,032	\$837	#DIV/0!	\$0	\$0	\$0	
Construction Lender Legal Expenses	\$40,000	\$40,000	\$727	#DIV/0!	\$40,000	\$40,000	NO. UP CHARLE	
Permanent Lender Legal Fees		\$0	\$0	#DIV/0!	\$0	\$0	KALENSTI SEC	
Sponsor Legal Fees Organizational Legal Fees	\$35,000 \$5,500	\$33,750 \$5,500	\$614 \$100	#DIV/0! #DIV/0!	\$33,750 \$5,500	\$33,750 \$5,500	\$1,250	
Syndication Legal Fees	\$34,500	\$34,500	\$627	#DIV/0!		XXXXXXXXXX	Ferri Tellar	
Other: (specify) Total Legal Fees	\$44E 000	\$0 \$113.750	\$0	#DIV/0!	\$0	\$0	24.000	
CAPITALIZED RESERVES	\$115,000	\$113,750	\$2,068	#DIV/0!	\$79,250	\$79,250	\$1,250	
Operating Reserve	\$105,445	\$105,445	\$1,917			XXXXXXXXXX	anavet.	SALL NEW YORK OF THE STATE OF T
Replacement Reserve Rent-Up Reserve	TOTAL PROPERTY.	\$0 \$0	\$0	#DIV/0!	XXXXXXXXXXX	XXXXXXXXXX		
Transition Reserve		\$0 \$0	\$0 \$0			XXXXXXXXXXX	in a state of	pastrol or paste one service of the A
Other: (specify)	TEST SELECTION	\$0	\$0	#DIV/0!	XXXXXXXXXX	XXXXXXXXXX	PER PROPERTY	
Other: (specify) Total Capitalized Reserves	\$105,445	\$0 \$105,445	\$0 \$1,917	#DIV/0! #DIV/0!	XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX	\$0	\$0	Michigan Diff. British 1980
REPORTS & STUDIES	\$140,440	Ţ.00, 44 0]	₩119311		#0	40	40	

ne.	/51 /	$\cap DM$	IENT	DGET

I				LOT INLIV	FULL D			
	Total Cost		Residential			asis 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	HEAVILE SEED	\$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)	S 5 - 1	\$0	\$0	#DIV/0!	\$0	\$0	THE OWNER OF THE PARTY.	
Other: (specify)	CONTRACTOR	\$0	\$0	#DIV/0!	\$0	\$0	Manufacture Section	
Other: (specify)	Fridening vile	\$0	\$0	#DIV/0!	\$0	\$0	ISVAN HAVE	
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	XXXXXXXXXXX	10 Lane	
CDLAC Fees	\$2,215	\$2,215	\$40	#DIV/0!		XXXXXXXXXXX		STREET, STREET
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	PER LESSON DE LE CONTROL DE CONTR
Other Costs of Bond Issuance	\$104,570	\$104,570	\$1,901	#DIV/0!	\$104,570	\$104,570	20-120-200-200	
Syndicator / Investor Fees & Expenses		\$0	\$0	#DIV/0!		XXXXXXXXXX	20 T. 1, 515 T	
urnishings	\$40,000	\$40,000	\$727	#DIV/0!	\$40,000	\$40,000	Burnell Commence	DEPOS DULLES DE DESERVA DIVERS
Final Cost Audit Expense	\$20,000	\$20,000	\$364	#DIV/0!	\$20,000	\$20,000	Strain about	
Marketing	\$68,750	\$68,750	\$1,250	#DIV/0!		XXXXXXXXXX	SCHOOL 1832	
Financial Consulting	\$50,000	\$50,000	\$909	#DIV/0!	\$50,000	\$50,000	THE SALES	
Other: (specify)	122531 1030 12051	\$0	\$0	#DIV/0!	\$0	\$0	MILE AND THE SAME	Program William Program Sweet St.
Other: (specify)	TETE PROGRAMMENT	\$0	\$0	#DIV/0!	\$0	\$0	TEXAS ENTERNI	Which is the second of the second of
Other: (specify)	I WAY I STREET	\$0	\$0	#DIV/0!	\$0	\$0	May 175 School	
Other: (specify)	discount of the	\$0	\$0	#DIV/0!	\$0	\$0	STATE OF	/Anna religion and management
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	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	************	,,		410,000,100	\$10,000 pto	4022,000	
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	7 Personal URS 27/11	\$0	\$0	#DIV/0!	\$0	\$0		Employee to be some the control of
Project Administration	1	\$0	\$0	#DIV/0!	\$0	\$0	905-100-50	Commence of the party of the commence of the c
Syndicator Consultant Fees	Historia III	\$0	\$0	#DIV/0!	XXXXXXXXXX			
Suarantee Fees	Augustian I	\$0	\$0	#DIV/0!		XXXXXXXXXXX	of Charles Tax	
Broker Fees Paid to Related Party		\$0	\$0	#DIV/0!	\$0	\$0	January Land	
Construction Oversight & Mgmt.		\$0	\$0	#DIV/0!	\$0	\$0		
Other: (specify)	-1211-1211-121	\$0	\$0	#DIV/0!	\$0	\$0	the state of the	
Other: (specify)		\$0	\$0	#DIV/0!	\$0	\$0		
Total Developer Costs	\$1,473,684	\$1,400,000	\$25,455	#DIV/01	\$1,400,000	\$1,400,000	\$73,684	
TOTAL DEVELOPMENT COST	\$13,139,710	\$12,543,041	\$228,055	#DIV/01	\$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)

Additional Appli	cant Comments on Development Budget	Sunset Lane Apartmen
f the Project includes	s commercial space, include a detailed explanation here of the method(s) used to allocate costs between comm cated by a 1 in the applicant comment box, line items allocated based on construction cost are indicted by a 2,	ercial and residential use. E.g. "Line items allocated based and line items for which no allocation is necessary are

Costs Cost form Perm lender MHP Section Costs Cost form Perm lender MHP Section Sect							Permanent Sources & Uses	urces & Uses								
The control of the						Residenti	al Permane	nt Sources	of Funds					Commerc	ial Sources	
March Stration S	USES OF FUNDS	Total Costs (Residential & Commercial)	Total Residential Cost from Dev Budget	Perm lender	МНР		Deferred developer fee	_	0	0	Gross Tax Credit Equity	Total Residential Sources	Commercial	Tax Credit Equity	Source Name:	Residential Cost Difference Dev Budget
Marche Stration	ACQUISITION												I Otal	A STATE OF S	A CONTRACTOR OF THE PARTY OF TH	vs. Sources
Second S	Lesser of Land Cost or Value	\$575,000	\$546,250	9334			MT100001001101	Nellakokkuans	of training and the second	DESCRIPTION OF THE PERSON OF T	OS	\$546.250	\$28.750	\$28.750		¥ .
Thirty T	Demolition	0\$	0\$		7	PART NUMBER			W 5 00	N INTERPORT	\$0	0\$		\$0		Š
Sactorial (1986) Sactorial (ble Carrying Costs	\$10,000	\$9,500								\$0	009'6\$		\$200	100	Š
Marchallelon Marc	L	2585.000	\$555.750	CESE 750	\$	\$	4	1	1		2	05	O\$	\$0		š
Martination Sees 19	Existing Improvements Cost	0\$	00,0000	9000,000	04	2	0.4	0.5	0.00	2	20	\$555,750	\$29,250	\$29,250	0\$	š
Marchalle Marc		0\$	0\$	70.81-711-7-143	Why have been						2	2	2 2	08		is is
Figure F		\$585,000	\$555,750	\$555,750	0\$	\$0	0\$	\$0	\$0	0\$	205	\$555,750	\$29,250	\$29,250	95	3
Figure F	SILITATION															
150 150	mental Remediation	05	0,5				Manager Branch		The Comments of	THE PERSON NAMED IN	0\$	\$0		\$0	21 15 A 21 - 118)\$
Fig. 1870 Fig.	Site Work	0	2		0.11 0.25						0\$	05		0\$	C. Periton III	3
12 12 12 12 12 12 12 12	Structures	0\$	0\$								0.0	2		05		3
10 10 10 10 10 10 10 10	General Requirements	0\$	0\$								05	3		08		7
Table Tabl	tor Overhead	05	0\$		1611						0\$	80		0\$		S
Mailetin Cortist	Liability Insurance	2	S S								0\$	0\$		\$0		\$
Figure 10 Figure 12 Figu	Company Company	OS OS									2 2	08		\$0		35
State Stat	Total Rehabilitation Costs	25			So	S	65	\$	5	5	2	000		00		
14 15 15 15 15 15 15 15	RELOCATION								24	2	ne*	D.	04	04	0.4	×
10 10 10 10 10 10 10 10	iry Relocation	\$0		o to See a second	CRAMIT WASHINGTON	acceptable and post			THE PARTY OF THE P	LA	\$0	80		0\$	SHOW SHANDS AND SHOW	5
14 15 15 15 15 15 15 15	nt Relocation	80		MINISTER ST	STATE OF THE STATE OF	F81 - 1922				THE STREET	\$0	0\$		0\$	Personal Property	9
SSI-LIZE	Total Relocation	\$0	0\$	\$0	0\$	0\$	0\$	0\$	0\$	0\$	0\$	0\$		0\$		38
450 50	NSTRUCTION															
\$5814,760 \$5809,02 \$467.38 \$8609,022 \$467.38	mprovements	05	OS S		MENTEN SERVINOR	STATE OF STATE OF	MEXISTER CONTRACTOR	The second of the second	2 P-15/0/24 24 2	100000000000000000000000000000000000000	0\$	0\$		\$0	110000000000000000000000000000000000000	\$
\$6,399,625 \$6,129,644 \$977,804 \$2,726,883 \$1,46,306 \$1,46,406 \$1,46,406 \$1,46,406 \$1,46,406 \$1,46,406	k (hard costs)	\$914.760	\$869 022			6860 000					05	\$000,000	0\$	\$0		S .
\$151,780 \$150,780 \$150,780 \$150,780 \$151,780	Structures (hard costs)	\$5,399,625	\$5,129,644		\$2,726,683	\$1,146,396					\$278.760	\$5 129 644	\$45,736	\$45,/38		4
\$157,800 \$149,907 \$226,586 \$199,175 \$23,515 9 \$2149,907 \$149,907 \$17,803 \$7,803 <	Requirements	\$315,719	\$299,933		\$159,431						\$16,299	\$299,933		\$15,786		S
construction \$150,880 \$148,180 \$148,180 \$17,850 \$17,850 \$17,850 \$17,250 \$17,850 \$17,250 \$18,750 \$118,750 \$118,750 \$118,750 \$118,750 \$118,750 \$118,750 \$118,750 \$118,750 \$280,987 \$118,750 \$118,750 \$280,987 \$118,750 <t< td=""><td>or Overnead</td><td>\$157,860</td><td>\$149,967</td><td></td><td>\$79,715</td><td></td><td></td><td></td><td></td><td></td><td>\$8,150</td><td>\$149,967</td><td></td><td>\$7,893</td><td>S</td><td>20</td></t<>	or Overnead	\$157,860	\$149,967		\$79,715						\$8,150	\$149,967		\$7,893	S	20
Construction \$10,002	ishlih Insurance	098,761\$	\$149,967		\$79,715						\$8,150	\$149,967		\$7,893		30
Construction \$7,015,282 \$6,664,518 \$1,092,150 \$2,045,545 \$2,148,479 \$0	Daniel Hamilton	0\$	0\$		Mary or annual						\$65,985	\$65,985		\$3,473		3
\$222,450 \$239,827	Total New Construction	\$7.015.282	\$6.664.518	\$1.092.150	\$3 0.45 5.45	£2 149 479	5	5	\$	1	272 275	00 00 00	70104	000		
\$202,450 \$239,827 \$239,827 \$239,827 \$12,622	ARCHITECTURAL									2	and Line	46,004,010	9330''LGG	\$320°, 066	04	A
Sectural Costs \$559,957 \$50,957 \$50,957 \$51,56 \$31,56 \$31,56 \$31,56 \$31,56 \$31,56 \$31,56 \$31,56 \$31,56 \$31,56 \$31,57 \$31,57 \$31,57 \$31,56 \$31,57		\$252,450	\$239,827	Safe at a Control	STATE OF THE PARTY.	\$239,827	AND PROPERTY.	BESTEPHEN	THE RESERVE OF	San Tolland	\$0	\$239.827	\$12,622	\$12,622	No. of Concession, Name of Street, or other Persons, Name of Street, or ot	35
Statistical Costs Stat	Supervision	\$63,112	\$59,957								\$59,957	\$59,957	\$3,156	\$3,156	CASE INTERIOR SOL	3
S. Engineering \$77,1250 \$71,250 \$71,250 \$71,250 \$71,250 \$3750 \$3	I otali Architectural Costs	\$315,562	\$299,784	9\$	9\$	\$239,827	0\$	0\$	0\$	0\$	\$59,957	\$299,784	\$15,778	\$15,778		0\$
\$ 55,000 \$ 71,250 \$ 71,250 \$ 31,750 \$ 37,50 \$ 37,50 \$ 37,50 \$ 37,50 \$ 37,50 \$ 37,50 \$ 37,50 \$ 37,50 \$ 37,50 \$ 37,50 \$ 37,50 \$ 37,50 \$ 37,50 \$ 37,50 \$ 37,50 \$ 37,50 \$ 30 \$ 37,50 \$ 30 <t< td=""><td>S ENGINEERING</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></t<>	S ENGINEERING															
Engineering \$77,250 \$71,250 \$0 \$71,250 \$0 \$71,250 \$71,250 \$0 \$71,250 \$0 \$0 \$71,250 \$0 <th< td=""><td>and Survey</td><td>\$75,000</td><td>\$71,250</td><td>TO STATE OF THE PARTY OF THE PA</td><td>SECTION SECTION</td><td>\$71,250</td><td></td><td></td><td></td><td>Seminate Property of</td><td>0\$</td><td>\$71,250</td><td>\$3,750</td><td>\$3,750</td><td>BECOME OF A PROPER</td><td>0\$</td></th<>	and Survey	\$75,000	\$71,250	TO STATE OF THE PARTY OF THE PA	SECTION SECTION	\$71,250				Seminate Property of	0\$	\$71,250	\$3,750	\$3,750	BECOME OF A PROPER	0\$
Section Sect	Total Survey & Engineering	300	0.0		-						05	\$0	0\$	\$0		30
\$561,223 \$633,161 \$0 \$0 \$678,686 \$678,686 \$678,785 \$686,223 \$6200 \$6200 \$6200 \$620 \$620 \$6200 <	CONTINGENCY COSTS	000,674	UC2,174		D¢	\$71,250	0.5	0\$	20	0\$	0\$	\$71,250	\$3,750	\$3,750	80	35
\$125,000 \$118,750 \$10,250 \$118,750 \$6,250 \$6	st Contingency	\$561,223	Ц	1 Hard 12 Cont. (CA)	ACRES OF STREET	100000000000000000000000000000000000000	1312001	\$578,586	STATE OF THE REAL PROPERTY.	O MARKALLANDS	(\$45,425)	\$533,161	\$28,061	\$28,061	the purpose of the second	OS.
\$666,223 \$651,911 \$0 \$0 \$0 \$578,586 \$0 \$0 \$73,325 \$651,911 \$34,311 \$0	Conungency	\$125,000								0.00	\$118,750	\$118,750	\$6,250	\$6,250		\$0
	total contingency costs	\$686,223	╛	Tos	\$0.1	20	1 0\$	\$578,586	0\$	\$0	\$73,325	\$651,911	\$34,311	\$34,311	0\$	0\$

Commercial Continue	Commontable Continued Co						Pen Residential	Permanent Sources & Uses ital Permanent Sources	manent Sources & Uses Permanent Sources of Funds	of Funds					Commerc	Commercial Sources	Ources
Particular Par	Continue		Total	Total								Gross	1			Jan Sources	Residential
	Marie Mari	USES OF FUNDS		Residential Cost from Dev Budget	Perm lender	MHP	State HOME	Deferred developer fee	GP equity	0	0	Tax Credit Equity	Total Residential Sources	Commercial Costs Total	Tax Credit Equity	Source Name:	Cost Difference Dev Budget vs. Sources
	The continue of the continue	ISTRUCTION PERIOD EXPENSE				N. San	The state of the s		A STATE OF THE PARTY OF THE PAR								
Part	Mathematic Registery	struction Loan Interest	\$554,910	\$554,910	ARB SEMINORS	THE STATE ST	THE REAL PROPERTY.	SECTION AND ADDRESS OF THE PERSON AND ADDRES				\$554,910	\$554,910	0\$	0\$		0\$
Control Cont	Mathematical Part Math	it Enhancement & Ann Fee	\$47,547	\$47,547				1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1			O L	\$47,547	\$47,547	\$0	0\$		0\$
Part	Figure F	er Paid Bonds/Insurance	9	Ç,								0,5	2	05	09		OS S
1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1,	Strict S	Lender Inspection Fees	\$40,000	\$40,000	ALL VALUE OF ALL PARTY							\$40.000	\$40.000	S S	9		2
	Company Comp	s During Construction	\$7,188	\$6,829		1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1						\$6,829	\$6,829	\$359	\$329		98
Part		ailing Wage Monitor	\$0	\$0								\$0	\$0	\$0	\$0		0\$
Particular Par	Mitteered Section Se	and Recording Fees	\$125,000	\$118,750								\$118,750	\$118,750	\$6,250	\$6,250		0\$
	The control	truction Mamt. & Testing	\$45,000	\$19,000	×		120					\$19,000	\$19,000	\$1,000	\$1,000		0\$
State Stat	Statistical Characteric Equations Statistical Characteric Equa	Predevelopment Interest Exp.	0\$	05								\$00	00 / 74¢	05/26	05,26		0,0
	Figure Properties Standard	Other:	80	0\$	N. P. C. C. C. S.	S0 (179) 57	STATE OF STREET					0\$	OS	05	0\$		OS.
Continuo Decembra Standard	Section Control Cont		\$0	\$0		Specificación de la company						0\$	9	0\$	0\$		\$0\$
	Parameter Para	Total Construction Expenses	ı	\$829,786	93	80	0\$	0\$	0\$	0\$	0\$	\$829,786	\$829,786	\$9,829	\$9,859		
Permantification 19 0	Particular App. Fee 25,000	MANENI FINANCING EXPENSE															
Section Sect	Section Sect	Ongination ree(s)	\$16,032	\$16,032					REPORT PROPERTY.	MATERIAL PROPERTY		\$16,032	\$16,032	0\$	0\$	WARD HIGHWAY	0\$
Stroke S	Stroke S	nd Recordina	\$20,000	000 003								200000	200	0\$	\$0		0\$
Figure F	Principal Polyment Princip	rty Taxes	\$0	0\$	THE PERSON NAMED IN					6		\$20,000	\$0,000	0,5	On S		0.5
Signostication Sign	Strictor	nce	0\$	0\$					100			0\$	\$0	\$0	S		80
Permanent Financing 446,022 44	Permanent Pinanchia 246,622 24	(legal	\$10,000	\$10,000								\$10,000	\$10,000	\$0	0\$		0\$
Particular Par	Page	Total Permanent Financing	30	30			4	1				O\$	20	\$0	0\$		
Section Sect	According legal Expenses \$40,000 \$40,00	LFEES	ZCD'Obje	200,034		04	D¢	D\$	04	D#	20	\$46,032	\$46,032	0\$	80		
Protect Prot	Protein Prot	uction Lender Legal Expenses	\$40,000		Palescondance	DESCRIPTION OF STREET	ALTERNATION STATES	Propartion Sylven	E 1000 TO SECULO			\$40,000	640 000		0	The second secon	3
Control Cont	Free Station	ment Lender Legal Fees	\$0		BOARD THE BEAUTY			800 - 300 300	The state of the s			\$0	0\$		0\$		0\$
Carl Lingui Fees \$35,500 \$45,500 \$10 \$	Secretary Secr	or Legal Fees	\$35,000	\$33,750	Harris III							\$33,750	\$33,750	\$1,250	\$1,250		\$0
Control Cont	Coli Ligati Fees \$115,000 \$113,750 \$115,750 \$	Sation Legal Fees	35,500	\$5,500								\$5,500	\$5,500	05	0\$		\$0
Cotal Legal Fees \$115,000 \$113,750 \$10,000 \$113,750 \$1	Total Legal Fees \$115,000 \$113,750 \$105,445 \$	Page 1 months	0\$	0\$				ALCO STATE OF THE	AND AND ADDRESS OF THE PARTY OF			\$34,500	\$34,500	OS S	OS S		3
PRESERVES \$ 105,445 <t< td=""><td>PRESERVES \$105,445</td><td>Total Legal Fees</td><td>\$115,000</td><td>\$113,750</td><td>\$0</td><td>0\$</td><td>0\$</td><td>0\$</td><td>95</td><td>0\$</td><td>0\$</td><td>\$113,750</td><td>\$113,750</td><td>\$1.250</td><td>\$1.250</td><td></td><td></td></t<>	PRESERVES \$105,445	Total Legal Fees	\$115,000	\$113,750	\$0	0\$	0\$	0\$	95	0\$	0\$	\$113,750	\$113,750	\$1.250	\$1.250		
Single	Si 105,445 Si	ALIZED RESERVES									SCHOOL SON					Married Report Age	
The Secretary St	Compact Comp	ing Reserve	\$105,445	\$105,445	2	Sec. 110 N. 2015			THE WAY	WINDS OF STREET	STALL KNOWN STALL	\$105,445	\$105,445	\$0	\$0	50-17/09/09/09	0\$
State Stat	State Stat	In Reserve	200	05								0\$	0\$	\$0	0\$		0\$
Solution	Solution	tion Reserve	04	2								0\$	05	05	0\$		05
State Stat	State Stat		G G	9	0 12							2	0,5	0,0	05		8
Capitalized Reserves \$105,445<	Cubilisalizad Reserves \$105,445 \$105,44	П	0\$	9		OF THE PARTY OF TH		1	200			08	g cg	0,0	0.5		
STGOOD \$14,250 \$750 \$750 \$750 RASSESSMENT \$10,000 <t< td=""><td>ST 10.000 \$14,250 \$14,250 \$14,250 \$750 \$750 SASSESSEMENT \$10,000</td><td>Total Capitalized Reserves</td><td>\$105,445</td><td>\$105,445</td><td>0\$</td><td>Ş</td><td>9\$</td><td>9\$</td><td>95</td><td>25</td><td>05</td><td>\$105.445</td><td>\$105.445</td><td>os</td><td>0\$</td><td></td><td></td></t<>	ST 10.000 \$14,250 \$14,250 \$14,250 \$750 \$750 SASSESSEMENT \$10,000	Total Capitalized Reserves	\$105,445	\$105,445	0\$	Ş	9\$	9\$	95	25	05	\$105.445	\$105.445	os	0\$		
\$15,000 \$14,250 \$14,250 \$14,250 \$16,000 \$10,000 \$10,000 \$15,000 \$10,000 <t< td=""><td>\$ 15,000 \$14,250 \$14,250 \$14,250 \$14,250 \$15,000 \$10,000 <</td><td>IRTS & STUDIES</td><td></td><td>HE THE STREET</td><td></td><td></td><td>1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1</td><td></td><td>A STATE OF THE PARTY OF</td><td></td><td></td><td></td><td></td><td>STATE STATE</td><td>S PRINTERS</td><td></td><td></td></t<>	\$ 15,000 \$14,250 \$14,250 \$14,250 \$14,250 \$15,000 \$10,000 <	IRTS & STUDIES		HE THE STREET			1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		A STATE OF THE PARTY OF					STATE STATE	S PRINTERS		
8 Assessment \$10,000 \$10,000 \$10,000 \$0 <t< td=""><td>8 Absenses \$10,000</td><td>isal(s)</td><td>\$15,000</td><td>\$14,250</td><td>BXSKNGABLIN</td><td>2013/25/24/2016 P</td><td></td><td>March 12 (1997)</td><td>and the second of</td><td>A PROPERTY OF THE PARTY OF</td><td></td><td>\$14,250</td><td>\$14,250</td><td>\$750</td><td>\$750</td><td>ALTERNATION OF THE PERSON</td><td>\$0</td></t<>	8 Absenses \$10,000	isal(s)	\$15,000	\$14,250	BXSKNGABLIN	2013/25/24/2016 P		March 12 (1997)	and the second of	A PROPERTY OF THE PARTY OF		\$14,250	\$14,250	\$750	\$750	ALTERNATION OF THE PERSON	\$0
\$25,000 \$23,750 \$1,220	\$255,000 \$253,750 \$223,750 \$1,250 \$	Study	\$10,000	\$10,000	The state of the s	Street, married by					R	\$10,000	\$10,000	\$0	\$0		\$0
Witten \$10,000 <th< td=""><td>titlon \$10,000 \$35,500 \$1,500 \$2,50</td><td>onmental Studies</td><td>\$25,000</td><td>\$03.750</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>\$0</td><td>\$0</td><td>0\$</td><td>\$0</td><td></td><td>OS :</td></th<>	titlon \$10,000 \$35,500 \$1,500 \$2,50	onmental Studies	\$25,000	\$03.750								\$0	\$0	0\$	\$0		OS :
SO SO SO SO SO SO SO SO	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 Total Reports & Studies \$60,000 \$0 \$0 \$2,500 \$2,500	ation	\$10,000	\$9.500	200		-					\$25,730	\$23,750	007,14	02,14		05
So So So So So So So So	\$0 \$0<		O\$	\$0	A					-		\$0	\$0	0\$	0\$		S
Total Reports & Studies Sco. 05	30 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 Total Reports & Studies \$60,000 \$57,500 \$0 \$2,500 \$2,500 \$2,500		S	0\$.0\$	0\$	\$0	0\$		\$0
	\$60,000 \$57,500 \$50 \$6 \$6 \$6 \$6 \$57,500 \$57,500 \$2,500 \$2,500	Total Bennete P Childian	2	05								0\$	0\$	\$0	\$0		

													0.000	Sunset Lar	Sunset Lane Apartments
					ď	Permanent Sources & Uses	rces & Uses								
					Residentia	Residential Permanent Sources of Funds	at Sources	of Funds	Sec. STIMES	THE DESCRIPTION			Commerc	Commercial Sources	
USES OF FUNDS	Total Costs (Residential	Total Residential Cost from	Perm lender	МНР	State HOME	Deferred developer fee	GP equity	0	0	Gross Tax Credit	Total Residential Sources	Commercial Costs	Tax Credit Equity	Source Name:	Residential Cost Difference
	Commercial)									edone		Total			vs. Sources
OTHER											THE PARTY OF THE P	THE STATES			
CTCAC App./Alloc./Monitor Fees	\$26,864	\$26,864					Section Section	N. Charles Street St.		\$26,864	\$26,864	0\$	80	Sold and the sold	OS
CDLAC Fees	\$2,215	\$2,215		STREET, STREET						\$2,215	\$2.215	S	05	200000000000000000000000000000000000000	98
Local Permit Fees	\$1,265,000	\$1,201,750		STATE OF THE PARTY OF	\$1,201,750					0\$	\$1,201,750	\$63,250	\$63,250		05
Local Development Impact Fees	\$245,438	\$233,166			\$233,166					0\$	\$233,166	\$12.272	\$12.272		80
Other Costs of Bond Issuance	\$104,	\$104,570		STATE OF THE PARTY OF	\$104,570	4	***			0\$	\$104,570	\$0	\$0		OS.
Syndicator / Investor Fees & Expenses		0\$	15-02 St. 14							\$0	0\$	0\$	\$0		S
Fumishings	\$40,000	\$40,000	- C							\$40,000	\$40,000	S	90		S
Final Cost Audit Expense	\$20,000	\$20,000		o .						\$20,000	\$20,000	0\$	0\$		2
Marketing	\$68,750	\$68,750	WINCE THE PARTY OF			-31				\$68,750	\$68,750	05	05	10.7	S
Financial Consulting	\$50,000	\$50,000	Charles Street	Of the state of	,					\$50,000	\$50,000	OS.	05		US
Other	\$0	0\$	5							\$0	0\$	OS.	05	200	9
Other	\$0	0\$								\$0	05	OS.	OS		3
Other:	\$0	0\$								0\$	05	OS.	208		S
Other:	0\$	0\$	THE PERSON NAMED IN		THE PERSON NAMED IN		Section 1		C-HT-H-	0\$	OS.	S	0\$		
Total Other Costs	\$1,822,837	\$1,747,316	S.	S	\$1,539,486	8	3	S	g	\$207.829	\$1 747 346	\$75.522	\$75 522	\$	
SUBTOTAL	\$11,666,026	\$11,143,041	\$1,647,900	\$3.045.545	\$4,000,000	S	\$578.586	os	os	\$1.913.034	\$11 133 931	\$522 985	\$522 GRE	\$	
DEVELOPER COSTS		The second second	A STATE OF S	The state of the		The second second		Contract of the Contract of th	The Paris of the P			and and	and with the same		COMPANIES OF
Developer Fee/Overhead/Profit	\$1,473,684	\$1,400,000	20年1日1日日日本日本日本日本日本日本日本日本日本日本日本日本日本日本日本日本日本	A COLUMN TO SERVICE STATE OF THE PERSON STATE	The state of the state of	\$350,000	ACTIVITIES AND LOSSES.	Targette property of	ACTION CAN'T AND ACTION	\$1.050.000	\$1,400,000	£73 684	£73 694	STUDY INCOME A SOLD	-
Consultant/Processing Agent	0\$	\$0	10 - 10 - 10 - 10 - 10 - 10 - 10 - 10 -	2000			DE TOTAL PROPERTY OF THE PARTY	Section 1		0\$	0\$	SO	OS		3
Project Administration	0\$	0\$	S 1881 (2225) (1)	A JANUARY STATE						0\$	05	OS.	05		S
Syndicator Consultant Fees	0\$	0\$	Total State	Service Service						05	S	05	\$0		05
Guarantee Fees	0\$	\$0	日本の一日の日本	9		1000				\$0	05	05	\$00		05
Broker Fees Paid to Related Party	0\$	20		2 (A) (A) (A) (A)						\$0	0\$	0\$	0\$		80
Construction Oversight & Mgmt.	9	0\$	1000	Transfer Department						0\$	0\$	0\$	\$0		0\$
Other:	0\$	0\$			9					05	05	0\$	80		30
Outer:		\$0	STATE OF THE PARTY OF							0\$	0\$	0\$	0\$		0\$
Total Developer Costs		\$1,400,000	\$0	\$0	\$0	\$350,000	0\$	0\$	0\$	\$1,050,000	\$1,400,000	\$73,684	\$73,684	S	
TOTAL DEVELOPMENT COST	\$13,139,710	\$12,543,041	\$1,647,900	\$3,045,545	\$4,000,000	\$350,000	\$578,586	\$0	0\$	\$2,963,034	\$12,533,931	\$596,669	\$596,669	0\$	
CTCAC Total Project Costs	\$13,105,210														
(Excludes Syndication Legal Fees and Syndicator / Investor Fees and Expenses)	Syndicator / Investor	or Fees and Exper	ses)									-	UA Version 3/12/09		
Permanent Source Amount from Dev Sources Worksheet	ount from Dev Sou	irces Worksheet	\$1,603,200	\$3,045,545	\$4,000,000	\$350,000	\$578,586	0\$	0 \$	\$2,966,210	\$12,543,541	\$596,169	\$596,169		
	Permanent Sol	Permanent Sources Difference	<u>چ</u>	20	OS.	OS.	08	O\$	5	9	5	(6E00)	(6500)	Ş	

	ANNUAL INCOME AND EXF		set Lane Apartment
N LIST NEW	ON-SITE EMPLOYEE INFOR		
No. FTE	Employee Job Title	Salary/Wages	Value of Free Rent
	On-Site Manager(s)	\$0	\$
150 B Vani	On-Site Assistant Manager(s)	\$0	\$
	On-Site Maintenance Employee(s)	\$0	\$
	On-Site Leasing Agent/Administrative Employee(s)	\$0	\$1
	On-Site Security Employee(s)	\$0	\$
	Services Coordinator	\$0	\$
		\$0	\$
	THE REPORT OF THE PROPERTY OF	\$0	\$
	Total Salaries and Value of Free Rent Units	\$0	\$
6711	Payroll Taxes	The second secon	Show free rent as an
	Workers Compensation		expense?
	Employee Benefits	\$0	
	mployee(s) Payroll Taxes, Workers Comp. & Benefit		
OII-OILC E	Total On-Site Employee(s) Expenses	\$0	
	Total On-Oite Employee(s) Expenses	Ψ0	
	Employee Units		
Income Limit	Job Title(s) of Employee(s) Living On-Site	Unit Type (No. of bdrms.)	Square Footage
FIRE		0	0
The second second		0	0
		0	0
		otal Square Footage	and the second s
	Annual Operating Bu	otal Square Footage	
Acct. No.	Annual Operating Bu REVENUE - INCOME	otal Square Footage	
	Annual Operating Bu REVENUE - INCOME Rent Revenue - Gross Potential	otal Square Footage dget Residential	0 Commercial
	Annual Operating Bu REVENUE - INCOME Rent Revenue - Gross Potential Restricted Unit Rents	otal Square Footage dget	0 Commercial
5120/5140	Annual Operating Bu REVENUE - INCOME Rent Revenue - Gross Potential Restricted Unit Rents Unrestricted Unit Rents	otal Square Footage dget Residential	0 Commercial
	Annual Operating Bu REVENUE - INCOME Rent Revenue - Gross Potential Restricted Unit Rents	otal Square Footage dget Residential \$486,000	0 Commercial
5120/5140	Annual Operating Bu REVENUE - INCOME Rent Revenue - Gross Potential Restricted Unit Rents Unrestricted Unit Rents	otal Square Footage dget Residential \$486,000	0 Commercial
5120/5140	Annual Operating Bu REVENUE - INCOME Rent Revenue - Gross Potential Restricted Unit Rents Unrestricted Unit Rents Tenant Assistance Payments 0 0	dget Residential \$486,000	0 Commercial
5120/5140	Annual Operating Bu REVENUE - INCOME Rent Revenue - Gross Potential Restricted Unit Rents Unrestricted Unit Rents Tenant Assistance Payments 0	dget Residential \$486,000 \$0	0 Commercial
5120/5140	Annual Operating Bu REVENUE - INCOME Rent Revenue - Gross Potential Restricted Unit Rents Unrestricted Unit Rents Tenant Assistance Payments 0 0	dget Residential \$486,000 \$0 \$0	Commercial \$
5120/5140	Annual Operating Bu REVENUE - INCOME Rent Revenue - Gross Potential Restricted Unit Rents Unrestricted Unit Rents Tenant Assistance Payments 0 0 Operating Subsidies	tal Square Footage dget Residential \$486,000 \$0 \$0 \$0	Commercial \$
5120/5140	Annual Operating Bu REVENUE - INCOME Rent Revenue - Gross Potential Restricted Unit Rents Unrestricted Unit Rents Unrestricted Unit Rents O O Operating Subsidies Other: (specify)	stal Square Footage dget Residential \$486,000 \$0 \$0 \$0 \$0 \$0	Commercial \$(
5120/5140 5121 5910	Annual Operating Bu REVENUE - INCOME Rent Revenue - Gross Potential Restricted Unit Rents Unrestricted Unit Rents Unrestricted Unit Rents O O Operating Subsidies Other: (specify) Laundry and Vending Revenue	\$486,000 \$0 \$0 \$0 \$0 \$0 \$4,620	Commercial \$(
5120/5140 5121 5910 5170	REVENUE - INCOME Rent Revenue - Gross Potential Restricted Unit Rents Unrestricted Unit Rents Unrestricted Unit Rents O O Operating Subsidies Other: (specify) Laundry and Vending Revenue Garage and Parking Spaces	\$486,000 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	Commercial \$(
5120/5140 5121 5910 5170	Annual Operating Bu REVENUE - INCOME Rent Revenue - Gross Potential Restricted Unit Rents Unrestricted Unit Rents Unrestricted Unit Rents O O Operating Subsidies Other: (specify) Laundry and Vending Revenue Garage and Parking Spaces Miscellaneous Rent Revenue Gross Potential Income (GPI)	\$486,000 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	0
5120/5140 5121 5910 5170	Revenue - Gross Potential Restricted Unit Rents Unrestricted Unit Rents Unrestricted Unit Rents Unrestricted Unit Rents O O Operating Subsidies Other: (specify) Laundry and Vending Revenue Garage and Parking Spaces Miscellaneous Rent Revenue Gross Potential Income (GPI) Vacancy Rate: Restricted Units	\$486,000 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	Commercial \$(
5120/5140 5121 5910 5170	Revenue - Gross Potential Restricted Unit Rents Unrestricted Unit Rents Unrestricted Unit Rents Unrestricted Unit Rents O O Operating Subsidies Other: (specify) Laundry and Vending Revenue Garage and Parking Spaces Miscellaneous Rent Revenue Gross Potential Income (GPI) Vacancy Rate: Restricted Units Vacancy Rate: Unrestricted Units	\$486,000 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	Commercial \$(
5120/5140 5121 5910 5170	Revenue - Gross Potential Restricted Unit Rents Unrestricted Unit Rents Unrestricted Unit Rents Unrestricted Unit Rents O O Operating Subsidies Other: (specify) Laundry and Vending Revenue Garage and Parking Spaces Miscellaneous Rent Revenue Gross Potential Income (GPI) Vacancy Rate: Restricted Units Vacancy Rate: Unrestricted Units Vacancy Rate: Tenant Assistance Payments	\$486,000 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	Commercial \$
5120/5140 5121 5910 5170	Revenue - Gross Potential Restricted Unit Rents Unrestricted Unit Rents Unrestricted Unit Rents Unrestricted Unit Rents Tenant Assistance Payments O Operating Subsidies Other: (specify) Laundry and Vending Revenue Garage and Parking Spaces Miscellaneous Rent Revenue Gross Potential Income (GPI) Vacancy Rate: Restricted Units Vacancy Rate: Unrestricted Units Vacancy Rate: Tenant Assistance Payments Vacancy Rate: Other: (specify)	\$486,000 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	Commercial \$
5120/5140 5121 5910 5170	Revenue - Gross Potential Restricted Unit Rents Unrestricted Unit Rents Unrestricted Unit Rents Unrestricted Unit Rents Tenant Assistance Payments O Operating Subsidies Other: (specify) Laundry and Vending Revenue Garage and Parking Spaces Miscellaneous Rent Revenue Gross Potential Income (GPI) Vacancy Rate: Restricted Units Vacancy Rate: Unrestricted Units Vacancy Rate: Tenant Assistance Payments Vacancy Rate: Other: (specify) Vacancy Rate: Laundry & Vending & Other Income	\$486,000 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	Commercial \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$
5120/5140 5121 5910 5170	Revenue - Gross Potential Restricted Unit Rents Unrestricted Unit Rents Unrestricted Unit Rents Unrestricted Unit Rents Tenant Assistance Payments O Operating Subsidies Other: (specify) Laundry and Vending Revenue Garage and Parking Spaces Miscellaneous Rent Revenue Gross Potential Income (GPI) Vacancy Rate: Restricted Units Vacancy Rate: Unrestricted Units Vacancy Rate: Tenant Assistance Payments Vacancy Rate: Other: (specify)	\$486,000 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0	Commercial \$(

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

	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 Benefitsfrom 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
	Recreation and Rehabilitation	\$0	\$0
6980			
	Rehabilitation Salaries	\$0	\$0
6980	Rehabilitation Salaries Other Service Expenses: (specify)	\$0 \$0	\$0 \$0

	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
	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
6391	Social Programs/Social Services	\$0	
6590	Asset Management/Similar Fees	\$12,000	\$0
al Opera	iting Expenses Per Unit	Per Year	Per Month
	Adjustments	\$4.800	\$400
	ue of Rent-Free Units Included	\$4,800	\$400
	Taxes, Social Services Coordinator or Social		
ervices/S	ocial Programs and With the Value of Rent Fee Units	\$4,618	\$385
cluded			

Income from Restricted Units based on:	0	Restricted Rents	ध	•	Proposed Rents	S S						3	UA Version 3/12/09	60/2	
INCOME FROM HOUSING UNITS Initiation	Year 1	Year 2	Year 3	Year 4	Year 5	Yoar 6	Von 7	V 27.0	0 200		V 25 11	× × × × × × × × × × × × × × × × × × ×	\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \		
1	486,000	4	510,604	523,369	536,453	549,864	563,611	577,701	592,144	606,947	622,121	637,674	653,616	926'699	686,705
Unrestricted Units Tenant Assistance Payments	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	C	c	C	c
	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 0	0	0	0	0	0	0
NTIAL INCOME - HOUSI	486,00	498,150	510,604	523,369	536,453	549,864	563,611	577,701	592,144	606,947	622,121	637,674	653,616	926'699	0 0 0 0 0 0
OTHER INCOME															
6,	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
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
GROSS POTENTIAL INCOME - OTHER	4 620	4 726	0 4 854	0 4 076	0 2	0 202	0	0	0	0	0	0	0	0	0
CHOOSE COME	70,4	4,130	400,4	C/6't	001,6	/77°C	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 Rectricted Units	24 200	000	25 520	26 460	000	02.400	707.00	100.00	100						
Unrestricted Units 5.0%	000,42	006,42	000,02	001 '07	670'07 0	27,493	181,82 0	C88'87	709'67	30,347	31,106	31,884	32,681	33,498	34,335
nce Payments	0	0	0	0		0	0	0	0	0	0	0	00	9 6	00
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Commonial Income 5.0%	231	237	243	249	255	261	268	275	281	288	296	303	311	318	326
LOSS	24.531	25.144	25.773	26.417	0 27 078	27.755	28.448	29 160	0 880	0 20	34 403	22 407	0000	0 000	0
	00000		2 160	6	1010	61,13	70	73,100	53,003	00,00	31,402	32,18/	188,28	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 Deal	SITS														
Estate Taxes) 3.5%	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
	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
eserve	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
Ground Lease	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
Commercial Expenses 3.5%	00	0	0	0	0	0	0	0	0	0	0	o c	o c	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)	h						} :- !	3		2011	20,123	201,121	00 / 1-71	001,131	24,190
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
Miscellaneous Financial Expenses: (BOND MC	400	0 00	9 6	0 6	0 0	0 0	0 0	0 0	0 6	0 0	0 0	0 00,	0	0	0 8
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	53,712	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	rojects														
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
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	•	(•	•	(•	•								
Sponsor Distributions 50%	0	00	0	9 0	00	0 0	0 0	0 0	0 0	0 0	0 0	00	41,854	75,757	47,657
•	0	0	0	0	0	0	0	0	0	0	0	0	20,927	22,878	23,829
Other Residual Payments 6%	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	0	- 0	o c	,	o c	> c	5 C	> c	0 0	0 0	0 0	0 0
	0	0	0	0	0	0	0	0	0	0	0	0	0	00	00
Assumed 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 Total Deferred Developer Fee budgeted for payment prior	15,518 ment prior	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
to distributions and residual receipt payments	350,000					Page 28									
					Universa	Universal Application - Cash Flow	Cash Flow								

UA FORM XX

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

UA Version 3/12/09

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 agenery 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 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 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 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."
- 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 2:
- 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). Column 3:
- 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.
- Indicate all defaults, foreclosures, sales, instances of IRS noncompliance, and issuance of IRS Form 8823. Column 4:

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1. Proposed Project Name Sunset Lane Apartments	City and Zip Code Shingle Springs - 95682		
 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	4. Expected % Ownership Interest in Project	5. IRS Employer Number
Information Pending			
	: :		

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.
- 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 belov affordable multifamily rental housing programs of the Agencies, and other gove Make full disclosure. Add extra sheets if you need more space. Double check	। जुष	complete list or and nongover racy. If you h	of my previous pr nment assisted p	Fe Ja	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 es, and other government and nongovernment assisted programs. Note: Read and follow the instruction sheet carefully. Abbreviate where possible, ice. Double check for accuracy. If you have no previous projects write, by your name, "No previous participation."	ite, managem neet carefully n."	nent agent	t, or participant in ate where possible.
1. List Each Participant's, Affiliate's, Principal's Name	2. List Prev	List Previous Projects	s,		3. List Principal's, Affiliate's , Participant's Role(s) and Interest	,		
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.	ற, & governm g used for sco	ent agency (GA)	involved,	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.	4. was project ever in default, sales, or have instances of IRS noncompliance or issuance of 8823?	yect ever ave instar ance or is	4. Was project ever in default, foreclosure, sales, or have instances of IRS noncompliance or issuance of IRS Form 8823?
		(A) Agencies (CTCAC, CalHFA, CDLAC, HOME,	(B) Other Government Agencies	(C) Non- Government Assisted		Yes	9	if "Yes" explain
	Name				Role		-	
:	Address				Interest		a	
Completioin pending	City				Began Date			-
	GA				Ended Date			
	#Units				P-I-S Date			
	Points			•	New Construction			
					Rehabilitation			
	Name				Role			
	Address				Interest			
	City				Began Date			•
	ВА				Ended Date			i.e.
	#Units				P-I-S Date	-		
	Points				New Construction		_	
					Rehabilitation			
	Name				Role			
	Address				Interest			
	City				Began Date			
	GA				Ended Date			
	#Units				P-I-S Date			
	Points				New Construction			
					Rehabilitation			

1. List Each Participant's, Affiliate's, Principal's Name	2. List Previ	List Previous Projects			3. List Principal's, Affiliate's , Participant's Role(s) and Interest	Me project success defined for	
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.	, & governm used for scoi	ent agency (GA)) involved,	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.	4. Was project ever in default, foreclosure, sales, or have instances of IRS noncompliance or issuance of IRS Form 8823?	Form
		(A) Agencies (CTCAC, CallFA, CDLAC, HOME, MHP)	(B) Other Government Agencles	(C) Non- Government Assisted		Yes No If "Yes" explain	plain
	Name	05,000			Role		
	Address		-		Interest		
	City				Began Date		
	GA GA				Ended Date		-
	#Units				P-I-S Date		
	Points				New Construction		
					Rehabilitation		
	Name				Role		
	Address				Interest		
	City				Began Date		
	GA				Ended Date	-	
	#Units				P-I-S Date		
	Points				New Construction		
					Rehabilitation		
	Name				Role		
	Address				Interest		
	City				Began Date		
	- GA				Ended Date		
	#Units				P-I-S Date		
	Points				New Construction		
					Rehabilitation		_
	Name				Role		
	Address				Interest		
	City				Began Date		
	GA				Ended Date		
	#Units				P-I-S Date		
	Points				New Construction		
:					Rehabilitation		

Exception Page 2014 Page	1. List Each Participant's, Affiliate's, Principal's Name	2. List Previ	List Previous Projects			3. List Principal's, Affiliate's , Participant's Role(s) and Interest	W Was	1	de la constant de la
Name	List in alphabetical order, last name, first and sign .	Give the project name, address, city location number of units in the project, & if it is being	, & governme used for scol	ent agency (GA) ing points.	involved,	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.	4. was pro sales, or ha noncomplia 8823?	yect ever ave instar ance or is	in default, foreclosure, noes of IRS ssuance of IRS Form
Marine Role			Agencles (CTCAC, CalHFA, CDLAC, HOME,	(B) Other Government Agencies	(C) Non- Government Assisted		Yes	o Ž	if "Yes" explain
Interest City Cit		Name				Role			
Cuty		Address				Interest			
Points Points Points Points Points Points		C C				Began Date			
Points		#Units				P-i-S Date			
Name		Points				New Construction			
Name						Rehabilitation			
Address		Name				Role			
City		Address				Interest			
Hunits		City				Began Date			
#Units Points Rehabilitation Name Address City GA HUnits Points Points Address City Began Date Fulled Date Hulerest City Address City Began Date Fulled Date Full		GA				Ended Date			
Name		#Units				P-I-S Date			
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Name						Rehabilitation			
Address Interest Began Date Ended Date Inchest Interest		Name				Role			
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CA		City				Began Date			
#Units		GA				Ended Date			
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City Began Date GA Ended Date #Units Points Points New Construction Rehabilitation 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 boints may not be awarded (if abolicable).		Address				Interest			
GA		City				Began Date			
#Units Points Points 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).		GA				Ended Date			
Points 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 boints may not be awarded (if applicable).		#Units				P-I-S Date			
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 boints may not be awarded (if applicable).		Points				New Construction			
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 boints may not be awarded (if applicable).						Rehabilitation			
	For the General Partner and Management requested points may not be awarded (if a	: Company/Principal - to the extent that the type ipplicable).	e of informatio	on requested on	this attachment	is the same as requested on UA Form	XX, the infor	mation sh	ould match or

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):

	Dorado, the applicant, hereby certifies that there exists members or indirect financial relationship with any	
development.	nembers or indirect financial relationship with any p	project team members involved with this
n addition, I acknowled he State.	ge that all information in this application and attachn	nents is public, and may be disclosed by
2:		
Signature:		
Name:	Daniel Nielson, M.P.A.	
Γitle:	Director of Human Services	
Entity Represented:	County of El Dorado	
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 ac against it, defaulted on a loan, or been foreclosed against in the <i>past ten years</i> ? If so, please of		menced
2.	Is the applicant <i>currently</i> a party to, or been notified that it may become a party to, any civil litig materially and adversely affect (a) the financial condition of the applicant's business, or (b) the F subject of the application? If so, please explain.	ation that	t may
		Yes	✓ No
3.	Have there been any administrative or civil settlements, decisions, or judgments against the app past ten years that materially and adversely affected (a) the financial condition of the applicant the Project that is the subject of the application? If so, please explain and state the amount.		
		Yes	☑ No
4.	Is the applicant <i>currently</i> subject to, or been notified that it may become subject to, any civil or proceeding, examination, or investigation by a local, state or federal licensing or accreditation agor federal taxing authority, or a local, state or federal regulatory or enforcement agency? If yes,	gency, a l	ocal, state
		Yes	✓ No
5.	In the <i>past ten years</i> , has the applicant been subject to any civil or administrative proceeding, einvestigation by a local, state or federal licensing or accreditation agency, a local, state or federal or a local, state or federal regulatory or enforcement agency that resulted in a settlement, decision yes to either question numbers 4 or 5, please explain.	al taxing a	uthority,

Yes No

LEGAL STATUS QUESTIONNAIRE

Criminal Matters

6.	Is the applicant <i>currently</i> a party to, or the subject of, or been notified that it may become a part of, any criminal litigation, proceeding, charge, complaint, examination or investigation, of any kir could result in, <i>felony charges</i> against the applicant? If so, please explain.	•	•
		Yes	☑ No
7.	Is the applicant <i>currently</i> a party to, or the subject of, or been notified that it may become a part of, any criminal litigation, proceeding, charge, complaint, examination or investigation, of any kin could result in, <i>misdemeanor charges</i> against the applicant for matters <i>relating to the conducapplicant's business</i> ? If so, please explain.	nd, involvi	ing, or that
		Yes	☑ No
8.	Is the applicant <i>currently</i> a party to, or the subject of, or been notified that it may become a part of, any criminal litigation, proceeding, charge, complaint, examination or investigation, of any kin could result in, criminal charges (whether felony or misdemeanor) against the applicant for any related crime? If so, please explain.	nd, involvi	ing, or that
		Yes	☑ No
9.	Is the applicant <i>currently</i> a party to, or the subject of, or been notified that it may become a part of, any criminal litigation, proceeding, charge, complaint, examination or investigation, of any kin 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	n. Yes	✓ No
11.	Within the <i>past ten years</i> , has the applicant been convicted of any <i>misdemeanor related to that applicant's business</i> ? If so, please explain.	he condu	ıct of the
67		Yes	✓ No
12.	Within the <i>past ten years</i> , has the applicant been convicted of any <i>misdemeanor for any fina related crime</i> ? If so, please explain.	ncial or i	fraud
		☐ 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 Inves	tment Partnershi _l	os Program				PER DEVELOR
I.A. Applicat	ion Information		Arshitza			
	umber: (For HCD l	• ,	Year it wa	as originally	submitted:	
Requesting D	— Deep Targeting Fur	nds:	x Yes	Amount Re	auested:	\$ 1,000,000
_		_	_		questeu.	Ψ 1,000,000
Total HOME	Funding Requeste	a:	\$ 5,1	00,000		
I.B. Authoriz	ed Representativ	e Information				
X Mr.	Mrs Ms.	Mayor _	c	Other:		
First Name:	Jeff	MI:	Last Na	ame: <u>Rile</u>	у	
Job Title:	Project Manger					
Address:	3120 Freeboard I	Orive, Suite 202	2	1		
City:	West Sacramento)	_ State:	CA Zip	Code:	95691
Phone:	916.414.4406	Ext:	Fax:	916.414.4	490	Ext:
E-mail:	jriley@mercyhous	sing.org		4	 .	
I.C. Unit Info	rmation (Enter tar	get population(s) served fr	rom the list	below.)	
A. Activity				3. Home isted Units	C. Total Units	D. Target Population
Rental New C	onstruction Projec	t:		26	55	Family
Rental Rehab	ilitation with or with	nout Acquisitior	n:		 ,	
Target Popul	ations:					
1. Physically	Disabled	7. Families		13. Victim	s of Domes	stic Violence
2. Persons w	ith Aids	8. Farm Wor	kers	14. Dually	/-Diagnose	d
3. Youths		9. Seniors		15. Home	less	
4. Single Adu		10. Mentally II		16. Other		-
5. Single Mer		11. Veterans				
6. Single Wo	men	12. Substance	e 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
9	Construction lender TBD	~	Private		\$6,329,234
	County HELP loan	9	State Other		\$700,000
	State HOME	01	State HCD		\$5.000,000
¥.	Perm lender	~	Private	;	\$1.003.200
	MHP	9	State HCD		\$2,645,545
	Deferred developer fee	ם	Developer		\$350,000
	GP equity	D .	General Partner		\$578,586
	Investor Equity	*	Private Investor		\$2,966,210
					S
				;	49

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

* See following two pages for HOME funding source code

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: <u>Human Services Director</u>			
Type Name:	Daniel Nielson	Date:			

Project Information

1. Project Activity - Check the proposed HOME	E project type.
X_ New Construction	
Rental Rehabilitation With or Without Acq	uisition
Normal Normal Manual William North Co.	uisitori
9% tax credit projectX 4% tax	credit/tax exempt bond project
Amount of tax credit equity pay-in at which the cents.	project has been submitted: <u>74 fed, 55 state</u>
2. Deep Targeting	
_ Not Requesting Funds for Deep Targeting	*
get funded. See also Section X of the NOFA for	ed in the Deep Targeting Documentation o Targeting whose application packages do not Deep Targeting Documentation Checklist may not r more information on Deep Targeting.
	ates for the following tasks. Note: your schedule 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)	

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

Fixed

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

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2009 HOME Rental Project Supplement

This form must be completed separately by the applicant, developer, owner, and managing general partner for the proposed **Missed Project Deadlines**

project.

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

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

					7.7.7.7.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1			17000
	MGP	Role in Project						
	ir;Owner;	Name						
the:	Developer; _	r and Project						
For this application, I am the:	Applicant;	HOME Contract Number and Project Name	cable	1000				
For this	×	HOME C	Not applicable					

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2009 HOME Rental Project Supplement

Missed Project Deadlines

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

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

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

For this application, I am the:	
eveloper; Owner:	MGP
HOME Contract Number and Project Name	Role in Project
Information to follow	
17.00	

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 low and (c) Yes No	<u>er of</u> the amounts in (a), (b),
	(a) Ratio Test	
	HOME Amount (Activity Amount Plus Activity Delivery Cost) Total Development Cost (not including Relocation)	31%
	Is equal to or less than:	3176
	HOME Units Total Units	47%

(b) Cost Allocation Test

	# of HOME Units	Per Unit Square Footage	Total HOME Square Footage
SRO			20 04
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 _XNo
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 _XNo
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

Projects with Project-Based Rent Subsidies

5.	The rent subsidy th	nat is listed in any commitment letter or other docu	ment is reflected
	accurately on the S	Subsidies Worksheet of the Universal Rental Applic	cation.
	Yes No	_	

Negotiations" for as long as they live in the project. Yes ___ No ___

6.	If the rent subsid	y is expected to expire, there is a transition reserve so that the rent for
	subsidized tenar	its 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,

	financing that carries no mandatory debt service. Yes_X_ 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 _X No
11.	All prevailing wage and relocation costs have been adequately budgeted for. Yes _X No
12.	The total of contractor overhead, profit, and general requirements does not exceed 14% of the total site work and structures cost. Yes _XNo
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 _X 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.	<u>Tax credit projects</u> – 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. YesNo
16.	<u>Tax credit projects</u> – 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		
Ope	erating 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. YesNo		
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.) YesNo		
	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		

Information Pending

27.	If there are any bond issuer monitoring fees, they are included on Line 6890 (Excel Line 132). Yes No				
Cas	h Flow Worksheet				
28. F	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%. YesNo				
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. YesNo				
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:				
Prior	ity of uses:				
a.	Operating expenses				
b.	Replacement reserve				
c. d.	Mandatory debt service (including MHP fee) 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.
4 1.	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*	ME Chair	7/04	
(40 points)	ME Shay	7/31	
Property Appraisal *			
(10 points)	Scott Beebe	7/31	
Phase I/ Phase II Site			
Assessment* (40	Cimmou.	Count Face!	
points)	Ginney	Sent Email	
Floodplain Analysis (25 points)	Araya	7/31	
Itemized Preliminary	Alaya	7701	
Construction Cost			
Estimate			
(5 points)	Gary	7/31	
Geotechnical Report			
(5 points)	Ginney	Sent Email	
	- Cirilloy	CONT. Email	
Relocation General			
Information Notice (GIN) and		#1	
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)

<u>To the applicant</u>: 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)	Reason Not Needed:		Date Obtained:
Information to follow			
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
Variences (10 points)	Reason Not Needed:		Date Obtained:
PUD (5 points)	Reason Not Needed:		Date Obtained:
Specific Plan (5 points)	Reason Not Needed:		Date Obtained:

<u>Local Approvals Certification – Rental New Construction Projects</u>

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 tha	an 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) Conceptual (elevations and floor plans) (5 points) Other (Describe, and include an estimated percentage of completion here):
Rent	al Reha	bilitation with or without Acquisition (5 points)
1.	Submit	either (a) or (b) below and attach as Exhibit 23.
[]		n executed agreement with the architect identified on the Contacts Worksheet of the A for the design (through working drawings) of this project;
	<u>OR</u>	
[]	U/ Ide wł	vidence that the construction specialist identified on the Contacts Worksheet of the A has been retained, or is on the applicant's or administrative subcontractor's staff. entify the person, include his or her resume, and a list of comparable projects for nich that person has provided construction services similar to those required for this oject.
2.	reflect constr	below the status of plans and specifications on which the cost estimates ed in the Sources and Uses are based. Submit a letter from the architect or uction specialist identified in Section II of the application which gives the status as 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 require	d:\$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.

<u>Documentation of Financing Commitments must contain the following:</u>

- 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

<u>Federal Loans</u> — 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.

State Objectives

Up to 150 points may be earned by meeting one or more of the State Objectives outlined below. After reviewing each of the State Objectives, indicate which State Objective(s) you wish to participate in by pacing a checkmark next to the appropriate Objective, and submitting all documentation requested for that Objective. By selecting a particular State Objective, you are agreeing to meet the terms of that Objective.

Objective a): Deeper Affordability	Objective b): 100 Percent Financing Committed
Objective c): Special Needs Populations	Objective d): Outstanding Past Performance
_25 Objective e): Green Building	50 Objective f): Geographic Diversity
Objective g): Regional Economic Re	ecovery Workplan

- a) <u>Deeper Affordability</u> Up to 50 points will be awarded based on the percentage of all HOME units at or below the Low HOME rent level, (50% AMI). At initial occupancy, household income levels must be restricted at the same AMI level as the proposed rent level for each unit. In projects with renewable rental assistance, rent and income levels will be determined based on the amount of the tenant-paid portion of the rent, and the rental subsidy program regulations must require tenant incomes to be no more than 50% AMI. Pursuant to HOME Regulation 8208 (b), State Objective rent levels will be restricted for the entire HOME affordability period.
- b) <u>100 Percent Financing Committed</u> 100 points will be awarded for projects that have 100 percent of their non-state HOME permanent financing committed by August 15, 2009. All permanent financing commitment letters must be included with the HOME application, (Exhibit 9) and must meet the terms for financing commitments set forth in the HOME Supplement.
- c) <u>Special Needs Populations</u> 50 points will be awarded to rental projects that are proposing to target special needs populations through the use of any of the following financing sources: HUD 202, HUD 811, HUD Supportive Housing Program, or MHP funds where at least 70% of the units will be reserved for Special Needs Populations as defined under MHP Regulation 7301. For applicants wishing to claim these points, the Department will look at your proposed development sources, and consult with other programs if necessary to verify that the terms of this State Objective have been met.
- d) <u>Outstanding Past Performance</u> 50 points will be awarded to project applicants whose development team includes an applicant or developer that has completed a 04, 05, 06, or 07 State HOME project no later than 30 months following the date of the award letter for that project. Project completion will be evidenced by the filing of the HOME Project Completion Report for that project. To receive points for this State Objective, the Project Completion Report must show that all HOME units were occupied at the time. <u>Please submit a copy of the HOME award letter, the filed Notice of Completion, and the HOME Project Completion Report for the project for which you wish to claim these points.</u> Label as Attachment 26.
- e) <u>Green Building</u> 25 points will be awarded to project applicants that commit to incorporating State of California Green Building/Energy Efficiency features into the proposed project. Applicants wishing to claim these points must complete the Green Building Checklist that follows. Submit this documentation as Exhibit 27 (a)

- f) <u>Geographic Diversity of HOME Awards</u> 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	
Data	

	Current Requirement	Applicant Certification Check Off Column
Site		
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 I	Resources	
Use engineered lumber Beams and Headers Wood I-Joists or web trusses for floors and ceilings	Essential for Bonus Consideration	xx
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	

 Select durable non-combustible roofing materials which carry a three-year contractor installation guarantee. 	Essential for Bonus Consideration	
Energy Effic		
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 Effici	ency	
 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 Environme	ntal 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.	Essential for Bonus Consideration	
 b. Heavy traffic areas shall have vinyl or linoleum at least 1/8" in thickness. 		Xx
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.	·	750

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SCOTT C. STARR
TERI M. MONTEROSSO
LESLEY B. GOMES

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.

Department of Housing and Community Development July 27, 2009 Page 2

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

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