



Application Cover Page

RFP Issued	DHCD/DMH Issued 4-10-09; Closed 5-18-09; Extended 6-1-09
Organization Name	SOME, Inc.
Project Title	Mellon Street

I certify that I am authorized to obligate SOME, Inc. to apply for funding
(name of organization)

from the District of Columbia Department of Housing and Community Development. Furthermore,
I certify that all information contained herein is accurate to the best of my knowledge.

Authorized Organization Official
Fr. John Adams
Print Name

June 1, 2009

Date
President
Title



GENERAL INFORMATION

Mellon Street
523-525 Mellon St SE

Funding Applied For

Housing Production Trust Fund
Low-Income Housing Tax Credit (LIHTC)
Department of Mental Health (DMH)
Other: TCAP

\$	-
\$	569,633
\$	1,320,000
\$	854,449

*Proposed Use(s) of Funds, ie.,
new construction, rehabilitation*

Rehabilitation
Rehabilitation
Acquisition

APPLICANT INFORMATION

Applicant Name SOME, Inc.
Mailing Address 71 O Street NW
Contact Fr. John Adams Phone (202) 797-8806 x 1017
Title President Fax (202) 265-3849
 E-mail FrJohn@some.org

OWNERSHIP ENTITY INFORMATION

Owner/Borrower Name Affordable Housing Opportunities, Inc. (AHO) *
Taxpayer ID XX-XXXXXXX

*AHO will be the sole member of a new LLC that will be the managing member of an LLC to be formed to serve as the owner of the property.

Type of Ownership (mark one box only)

- Individual General Partnership Limited Liability Corporation *
 Corporation Limited Partnership Other: _____

Principals (complete information for corporations and controlling general partners)

Name	Taxpayer ID	Ownership Interest	Nonprofit
Affordable Housing Opportunities, Inc.	xx-xxxxxxx	0.001%	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
	-	%	<input type="checkbox"/> Yes <input type="checkbox"/> No
	-	%	<input type="checkbox"/> Yes <input type="checkbox"/> No

PROJECT INFORMATION

Amenities (mark all that apply)

- Cable Access Laundry Facilities
 Transportation Services Washer/Dryer Hook-up
 Carpet Other: Free high speed internet access
 Dishwasher Other: _____
 Disposal Other: _____
 Microwave Other: _____

Type of Project (mark all that apply)

- Acquisition of Existing Building(s) New Construction
 Substantial Rehabilitation (over \$30,000 per unit) Community/Commercial Facility
 Moderate Rehabilitation (under \$30,000 per unit) Home Ownership Project

Existing Building Information (complete all that apply)

Percentage currently occupied 0%
 Project includes historic rehabilitation? Yes No
 Project involves the permanent relocation of tenants? Yes No
 Project involves the temporary relocation of tenants? Yes No
 Year the building was built 1941

Number of Residential Buildings

Garden (walk-up) 1
 Townhouse _____
 Detached _____
 Semi-detached _____
 Elevator (< 5 floors) _____

Total Land Area (acres) 0.29

Total Building Area (gross square footage)

Residential Units: Low-Income	20,060
Residential Units: Market	
Nonresidential Units	460

Mid-rise (5-10 floors) _____
 High-rise (> 10 floors) _____
 Total Buildings 1

Common Space:
 circulation (hallways, stairways etc.) 605
 recreation: 985
 office: 450

Type of Occupancy (show number of units)

Families _____
 DMH Consumer 15 *
 Special Needs 34
 Total Units 49

other: _____
 Total Gross Square Footage 22,560

* 15 Additional DMH Consumer units will be set aside at Texas Avenue

Targeted Special Needs Population Met (show number of units)

Licensed assisted living facilities. _____
 Homeless shelters or transitional housing for the homeless. _____
 Housing targeted people with disabilities (barrier-free housing) 9

 Other: _ mental health, addiction recovery, homeless 40
 Total Special Needs Units 49

Occupancy Restrictions of Project (show number of units)

Units to be occupied by households with income 30% or less of the area median 36
 Units to be occupied by households with income at 0-40% of the area median _____
 Units to be occupied by households with income at 0-50% of the area median 13
 Units to be occupied by households with income at 0-60% of the area median _____
 Units to be occupied by households with income at 0-80% of the area median _____
 Units to be occupied by households with income at 0-100% of the area median _____
 Units that will be unrestricted (>100% of area median) _____
 Total Units 49

Low-Income Use Restrictions

What is the total number of years for the units to be restricted? 40

ANTICIPATED DEVELOPMENT SCHEDULE

Activity	Date (MM/YYYY)
Site Control	
Date Acquired	09/17/08
Date site will be leased by the leasing entity	
Zoning Status	
Current Zoning Classification <u>R-5-A</u>	
Describe Current Classification	

Zoning change, variance or waiver required? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Date application for zoning change filed	/
Date of final hearing on zoning change	/
Date of final approval of zoning change	/
Date financing applications filed with other lenders (public and private)	07/15/09
Date of financing reservation from the Department (60 days from application deadline)	08/01/09
Date firm commitments received from other lenders (public and private)	09/01/09
Date final plans and specifications completed	08/01/09
Date 10% of project costs incurred (no later than 5 months from carryover allocation)	09/17/08
Date of construction loan closing (all sources)	10/15/09
Date construction or rehabilitation begins (total construction period will be <u>12 months</u>)	10/16/09
Date 50% of construction or rehabilitation completed	03/15/10
Date of substantial completion of construction or rehabilitation	10/01/10
Date first certificate of occupancy received	10/15/10
Date final certificate of occupancy received	10/15/10
Date sustaining occupancy achieved	12/31/10
Date of permanent loan closing	10/15/09



DEVELOPMENT TEAM INFORMATION

DEVELOPMENT TEAM MEMBERS

Developer	SOME, Inc.		
Mailing Address	71 "O" Street NW, Washington, DC 20001		
Contact	Troy Swanda	Phone	(202) 797-8806 ext 1035
Title	Housing Development Director	Fax	(202) 265-3849
D&B Duns Number	xx-xxx-xxxx	E-mail	tswanda@some.org

Guarantor	N/A		
Mailing Address			
Contact		Phone	() -
Title		Fax	() -
D&B Duns Number		E-mail	

General Contractor	Project will be bid out competitively		
Mailing Address			
Contact		Phone	() -
Title		Fax	() -
D&B Duns Number		E-mail	

Management Agent	SOME, Inc.		
Mailing Address	71 "O" Street NW, Washington, DC 20001		
Contact	Anne Parsons	Phone	(202) 797-8806 ext 1002
Title	Senior Property Manager	Fax	(202) 265-3849
D&B Duns Number	xx-xxx-xxxx	E-mail	aparsons@some.org

Consultant	N/A		
Mailing Address			
Contact		Phone	() -
Title		Fax	() -
D&B Duns Number		E-mail	

Architect	Nelson Architects		
Mailing Address	1003 K Street NW, Suite 835, Washington, DC 20001		
Contact	Jane Nelson	Phone	(202) 737-4800
Title	President	Fax	(202) 737-4888
D&B Duns Number	xx-xxx-xxxx	E-mail	jnelson@nelsonarch.com

Nonprofit Participant	SOME, Inc. /Affordable Housing Opportunities, Inc.		
Mailing Address	71 O Street NW, Washington, DC 20001		
Contact	Fr. John Adams	Phone	(202) 797-8806 ext 1017
Title	President/ Vice President	Fax	(202) 265-3849
D&B Duns Number	xx-xxx-xxxx	E-mail	FrJohn@some.org

MBE/WBE Participant	GreenShape LLC		
Mailing Address	101 Connecticut Avenue NW, Suite 704, Washington, DC 20036		
Contact	Sara Cederberg	Phone	(202) 544-1400
Title	Project Manager	Fax	(202) 318-4078
D&B Duns Number	xx-xxx-xxxx	E-mail	saracederberg@greenshape.com

DEVELOPMENT TEAM MEMBERS

MBE/WBE Participant Nelson Architects

Mailing Address 1003 K Street NW, Suite 835, Washington, DC 20001

Contact Jane Nelson Phone (202) 737-4800

Title President Fax (202) 737-4888

D&B Duns Number xx-xxx-xxxx E-mail jnelson@nelsonarch.com

Equity Provider SOME, Inc.

Mailing Address 71 O Street NW, Washington, DC 20001

Contact Fr. John Adams Phone (202) 797-8806 ext 1017

Title President Fax (202) 265-3849

D&B Duns Number xx-xxx-xxxx E-mail FrJohn@some.org

Closing Attorney Eisen & Rome

Mailing Address 1 Thomas Circle, NW, Suite 350, Washington, DC 20005

Contact Rick Eisen Phone (202) 659-2822

Title Attorney Fax (202) 659-2896

D&B Duns Number E-mail rick@eisenrome.com

Private Lenders City First Bank of DC (SAFI Lender)

Mailing Address 1432 U St. NW Washington DC 20009

Contact Stephanie Meyer Phone (202) 243-7113

Title Commercial Lender Fax (202) 243-7195

D&B Duns Number E-mail smeyer@cityfirstbank.com

Private Lenders

Mailing Address

Contact Phone () -

Title Fax () -

D&B Duns Number E-mail

DEVELOPMENT TEAM HISTORY

Are there direct or indirect identity of interests, financial or otherwise, among any members of the development team? If yes, explain. Yes No
SOME, Inc. and Affordable Housing Opportunities, Inc. are affiliated entities

Has any development team member* participated in the development or operation of a project that has defaulted on a Department or other government or private sector loan in the previous ten (10) years? If yes, explain. Yes No

Has any development team member* consistently failed to provide documentation required by the Department in connection with other loan applications or the management and operation of other, existing developments? If yes, explain. Yes No

Does any development team member* have a limited denial of participation from HUD or is any development team member* debarred, suspended or voluntarily excluded from participation in any federal or state program, or have been involuntarily removed within the previous ten (10) years as a general partner or managing member from any affordable housing project whether or not financed or subsidized by the programs of this Department? If yes, explain. Yes No

Does any development team member* acting in the roles of sponsor, developer, guarantor or owner have any chronic past due accounts, substantial liens, judgments, foreclosures or bankruptcies within the past ten (10) years? If yes, explain. Yes No

Has any development team member* received a reservation, allocation or commitment of funding or a carryover allocation of tax credits from the Department within the last four years that it was unable to use, or place their project in service within the time allowed by the tax credit program? If yes, explain. Yes No

Does any development team member* have unpaid fees due to the Department on other projects, or for general partners or management agents, have tax credit compliance problems resulting in the issuance of an IRS Form 8823 and that are still outstanding in the following year? If yes, explain. Yes No

* i.e., Applicant, Developer, Guarantor Owner, Architect, General Contractor, Management Agent, Consultant.

LOCAL AND SMALL DISADVANTAGED BUSINESS ENTERPRISE (LSDBE) PARTICIPATION *(voluntary)*

Are any of the development team members LSDBEs? If yes, provide the following data on the business (mark all that apply):

■ Yes □ No

- American Indian or Alaskan Native
- Asian or Pacific Islander
- Hispanic

- Black
- Female
- Other: _____

Is the entity an Office of Human Rights certified LSDBE?

■ Yes □ No

NONPROFIT PARTICIPATION *(voluntary)*

Are any development team members* nonprofit entities?

■ Yes □ No

SOME, Inc. and Affordable Housing Opportunities, Inc. are both non-profits.

Is a nonprofit entity involved in the project in a role other than as a development team member*? If yes, describe the entity's role.

■ Yes □ No

SOME, Inc. will be the management agent.

Is the nonprofit entity headquartered in the same community as the project?

■ Yes □ No

Does the nonprofit entity provide services to the same community as the project? If yes, describe the services provided.

■ Yes □ No

SOME's Barnaby House for families is nearby. The program provides housing for extremely low-income families along with case management for the families and after-school programming for the kids. SOME will also open Chabraja House in 2010 which will offer similar services for single adults as our other SRO facilities.

Does the nonprofit entity have a board of directors that includes community residents or members of organizations headquartered in the same community as the project? If yes, show the percentage of the board that is community-based and describe the services provided.

■ Yes □ No

One SOME board member is a resident of Ward 8 and five SOME board members are District residents.
Three AHO board members are District Residents.

Is the nonprofit entity affiliated with or controlled by a for-profit organization? If yes, describe the affiliation.

□ Yes ■ No

Is the nonprofit entity tax-exempt under Section 501(c)(3) or 501(c)(4) of the Internal Revenue Code?

■ Yes □ No

Does the nonprofit entity's exempt purpose include the fostering of low income housing?

■ Yes □ No

COMMUNITY-BASED INVOLVEMENT *(voluntary)*

Does the project involve the DC Housing Authority or DC Housing Finance Agency? If yes, describe the DCHA/DCHFA's role.

■ Yes □ No

The Developer intends to seek assistance under the City's Local Rent Supplement Program from DCHA which would lower the tenant's portion of contract rent to 30% of actual income.

* i.e., Applicant, Developer, Guarantor Owner, Architect, General Contractor, Management Agent, Consultant.

COMMUNITY REVITALIZATION

Is the project in a neighborhood classified as one of the following:

- NIF
- NRSA
- New Communities
- Great Streets

Is the project located in a qualified census tract as defined in Section 42(d)(5)(C) of the Internal Revenue Code? If yes, describe.

Yes No

The project is located in census tract 73.02.



PROJECT INCOME

RESIDENTIAL RENTAL INCOME

Low-Income Units

Unit Description		Median	Number of	Unit Size	Tenant	Contract	Rent	Income per	Monthly	Annual
Bedrooms	Baths	Income	Units	(Net leasable Sq. Ft.)	Paid Utilities*	Rent	Subsidy	Unit	Income	Income
SRO	SRO	0-30%	31		\$	\$400	\$200	\$600	\$18,600	\$223,200
SRO-ACC*	SRO	0-30%	5			\$400	\$200	\$600	\$3,000	\$36,000
EFF	1	0-50%	9			\$899		\$899	\$8,091	\$97,092
EFF-ACC*	1	0-50%	4			\$899		\$899	\$3,596	\$43,152
		%								
		%								
		%								
		%								
		%								
		%								
Total			49						\$ 33,287	\$ 399,444
Vacancy Allowance (Total Annual Income x Vacancy Rate)									5.00%	\$ (19,972)
Effective Gross Income/Low Income Units (Total Annual Income - Vacancy Allowance)										\$ 379,472

*ACC = accessible units

Market Rate Units

NOT APPLICABLE

Unit Description		Number of	Unit Size	Contract	Monthly	Annual
Bedrooms	Baths	Units	(Net Leasable Sq. Ft.)	Rent	Income	Income
					\$	\$
Total Market Rate					\$	\$
Vacancy Allowance (Total Annual Income x Vacancy Rate)						\$
Effective Gross Income/Market Rate Units (Total Annual Income - Vacancy Allowance)						\$

NONRESIDENTIAL INCOME

Description of Type and Size	Square footage	Monthly Income	Annual Income
Laundry		385	\$ 4,620
Total Nonresidential		\$ 385	4,620
Vacancy Allowance (Total Annual Income x Vacancy Rate)		%	
Effective Gross Income/Nonresidential Space (Total Annual Income - Vacancy Allowance)			4,620
Effective Gross Income (sum Low Income, Market Rate, Nonresidential totals)			384,092

NON-INCOME PRODUCING UNITS (including management units, tenant services units, recreation, etc.)

Description of Type and Size	Number of Units	Square Footage
Staff Efficiency	2	230
Total Non-income	2	460

* Tenant Paid Utilities (mark all utilities to be paid by tenants)

- Household Electric _____
- Air Conditioning _____
- Hot Water (describe): _____

- Cooking (describe): _____
- Heat (describe): _____
- Other (describe): _____



PROJECT EXPENSES

ADMINISTRATIVE EXPENSES

Advertising and Marketing		\$ 902
Other Administrative Expense (<i>describe</i>)		
Office Salaries		56,145
Office Supplies		1,000
Office or Model Apartment Rent		
Management Fee (<i>Effective Gross Income x Annual Rate of</i> 6.00%)		23,046
Manager or Superintendent Rent Free Unit		
Legal Expenses (<i>project only</i>)		3,000
Auditing Expenses (<i>project only</i>)		5,000
Bookkeeping Fees and Accounting Services		2,000
Telephone and Answering Services		4,061
Bad Debts		
Miscellaneous Administrative Expenses (<i>describe</i>)		
Annual Tax Credit Monitoring Fee (\$35.00 per tax credit unit)		1,715
Total Administrative Expenses		\$ 96,869

UTILITY EXPENSES (*paid by owner*)

Fuel Oil		\$
Electricity		58,000
Gas		7,700
Water		9,000
Sewer		
Total Utility Expenses		\$ 74,700

OPERATING AND MAINTENANCE EXPENSES

Janitor and Cleaning Payroll		\$
Janitor and Cleaning Supplies		2,000
Janitor and Cleaning Contract		
Exterminating Payroll or Contract		10,000
Exterminating Supplies		
Garbage and Trash Removal		3,600
Security Payroll or Contract		28,895
Grounds Payroll		
Grounds Supplies		1,348
Grounds Contract		
Repairs Payroll		46,535
Repairs Material		12,000
Repairs Contract		
Elevator Maintenance or Contract		3,315
Heating and Air Conditioning Maintenance or Contract		
Swimming Pool Maintenance or Contract		
Snow Removal		
Decorating Payroll or Contract		
Decorating Supplies		
Other Operating and Maintenance Expenses (<i>describe</i>)		
Miscellaneous Operating and Maintenance Expenses		
Total Operating and Maintenance Expenses		\$ 107,693

TAXES AND INSURANCE

Real Estate Taxes			\$	
Payment in Lieu of Taxes	<i>Total:</i> _____	<i>Years:</i> _____	<i>Annual:</i>	_____
Payroll Taxes (FICA)				10,065
Miscellaneous Taxes, Licenses and Permits				1,900
Property and Liability Insurance (<i>hazard</i>)				12,000
Fidelity Bond Insurance				_____
Workmen's Compensation				1,995
Health Insurance and Other Employee Benefits				23,333
Other Insurance (<i>describe</i>)	_____			_____
Total Taxes and Insurance			\$	49,293
Reserve for Replacement			\$	15,300
Total Operating Expenses			\$	343,855
Net Operating Income (<i>Effective Gross Income - Total Operating Expenses</i>)			\$	40,237



USES OF FUNDS

TOTAL DEVELOPMENT COSTS

Construction or Rehabilitation Costs

<i>Type of Uses</i>		<i>Percentage</i>	<i>Total Budgeted Cost</i>	<i>Acquisition Basis*</i>	<i>Construction Basis*</i>	<i>Not in Basis*</i>
01	Net Construction Costs		2,546,673		2,546,673	\$
02	General Requirements	6.00%	152,800		152,800	
03	Builder's Profit	7.84%	199,659		199,659	
04	Builder's General Overhead	6.00%	152,800		152,800	
05	Bond Premium					
06	Other (Contingency, Furniture and Permits)		578,301		578,301	
07	Total Construction Contract		\$ 3,630,233	\$	\$ 3,630,233	
08	Construction Contingency					
09	Total Construction Costs		\$ 3,630,233	\$	\$ 3,630,233	\$

Fees Related to Construction or Rehabilitation

<i>Type of Uses</i>		<i>Percentage</i>	<i>Total Budgeted Cost</i>	<i>Acquisition Basis*</i>	<i>Construction Basis*</i>	<i>Not in Basis*</i>
10	Architect's Design Fee	4.82%	\$ 175,000	\$	\$ 175,000	\$
11	Architect's Supervision Fee	0.96%	35,000		35,000	
12	Architect Reimbursable Additional Design	1.38%	50,000		50,000	
13	Real Estate Attorney		6,000	3,000	3,000	
14	Marketing		15,000		15,000	
15	Surveys		5,500	500	5,000	
16	Soil Borings					
17	Appraisal		3,500		3,500	
18	Market Study		5,000		5,000	
19	Environmental Report		6,000		6,000	
20	Tap Fees					
21	Other: Interim Operating Expenses		85,964		85,964	
22	Total Fees		\$ 386,964	\$ 3,500	\$ 383,464	\$

Financing Fees and Charges

<i>Type of Uses</i>		<i>Total Budgeted Cost</i>	<i>Acquisition Basis*</i>	<i>Construction Basis*</i>	<i>Not in Basis*</i>
23	Construction Interest		\$	\$	\$
24	Real Estate Taxes	1,000	1,000		
25	Insurance Premium	27,000		27,000	
26	Mortgage Insurance Premium				
27	Title and Recording	3,000	3,000		
28	Financing (soft cost) Contingency				
29	Other Lenders' Origination Fees (non-syndication only)				
30	Other Lenders' Legal Fees (non-syndication only)				
31	Other				
32	Total Financing Fees and Charges	\$ 31,000	\$ 4,000	\$ 27,000	\$

* Complete for Tax Credit Requests Only

Acquisition Costs

<i>Type of Uses</i>		<i>Total Budgeted Cost</i>	<i>Acquisition Basis*</i>	<i>Construction Basis*</i>	<i>Not in Basis*</i>
33	Building Acquisition	\$ 1,190,000	\$ 1,190,000		\$
34	Land Acquisition	297,500			297,500
35	Carrying Charges: Describe: _____ 1 1/2 years SAFI interest	62,475	62,475		
36	Relocation Costs				
37	Other				
38	Total Acquisition Costs	\$ 1,549,975	\$ 1,252,475	\$	\$ 297,500
39	Total Development Costs (TDC)	\$ 5,598,172	\$ 1,259,975	\$ 4,040,697	\$ 297,500

OTHER USES OF FUNDS

Developer's Fee

<i>Type of Uses</i>		<i>Total Budgeted Cost</i>	<i>Acquisition Basis*</i>	<i>Construction Basis*</i>	<i>Not in Basis*</i>
40	Fee on Non-Acquisition Costs (<i>calculate below</i>)	\$ 557,726		557,726	\$
41	Fee on Acquisition Costs (<i>calculate below</i>)	154,998	154,998		(1)
42	Total Developer's Fee (\$2.5 million maximum)	\$ 712,724	\$ 154,998	\$ 557,726	\$ (1)

Syndication Related Costs

<i>Type of Uses</i>		<i>Total Budgeted Cost</i>	<i>Acquisition Basis*</i>	<i>Construction Basis*</i>	<i>Not in Basis*</i>
43	Syndication Fee	\$ 50,000	\$	\$ 50,000	\$
44	Legal (<i>syndication only</i>)	75,000		75,000	
45	Bridge Loan Fees				
46	Bridge Loan Interest	90,000		90,000	
47	Organizational Costs	10,000		10,000	
48	Tax Credit Application Fee	5,234		5,234	
49	Accounting and Auditing Fee	10,000		10,000	
50	Partnership Management Fee	2,500		2,500	
51	Other Construction Inspection Fees	27,500		27,500	
52	Total Syndication Related Costs	\$ 270,234	\$	\$ 270,234	\$

Guarantees and Reserves (*funded amounts only*)

<i>Type of Uses</i>		<i>Total Budgeted Cost</i>	<i>Acquisition Basis*</i>	<i>Construction Basis*</i>	<i>Not in Basis*</i>
53	Construction Guarantee				
54	Operating Reserve	171,927			171,927
55	Rent-up Reserve				
56	Other				
57	Total Guarantees and Reserves	\$ 171,927			\$ 171,927
58	Total Uses of Funds	\$ 6,753,057	\$ 1,414,973	\$ 4,868,657	\$ 469,427

* Complete for Tax Credit Requests Only

MAXIMUM DEVELOPER'S FEE

	<i>Fee on Costs Over \$10 Million</i>	<i>Fee on Costs \$10 Million or Less</i>
Fee on Non-acquisition Costs		
59 Total Development Costs <i>(from line 39 above)</i>	\$ 5,598,172	
60 Less Acquisition Costs <i>(from line 38 above)</i>	(1,549,975)	
61 Less Construction Contingency <i>(from line 08 above)</i>	(330,021)	
62 Less Financing (Soft Cost) Contingency <i>(from line 28 above)</i>		
63 Non-acquisition Costs	3,718,176	
64 Lesser of \$10,000,000 or Non-acquisition Costs <i>(enter on both lines)</i>	3,718,176	3,718,176
65 Non-acquisition Fee Basis		3,718,176
66 Fee Percentage	10%	15%
67 Fee on Non-acquisition Costs	\$	\$ 557,726

Total = \$ 557,726

Fee on Acquisition Costs

68 Acquisition Costs <i>(from line 38 above)</i>	\$ 1,549,975	
69 Lesser of \$10,000,000 or Acquisition Costs <i>(enter on both lines)</i>	1,549,975	1,549,975
70 Acquisition Fee Basis		1,549,975
71 Fee Percentage	5%	10%
72 Fee on Acquisition Costs	\$	\$ 154,998

Total = \$ 154,998

73 **Total Developer's Fee** *(Fee on Non-acquisition Costs + Fee on Acquisition Cost) (\$2.5 million maximum)* \$ 712,724



SOURCES OF FUNDS

TOTAL DEVELOPMENT COSTS

DEBT

Primary Debt Service Financing

<i>Type of Funds</i>	<i>Requested Source of Funds (Name of Lender)</i>	<i>Debt Coverage Ratio</i>	<i>Annual Payment</i>	<i>Interest Rate</i>	<i>Amortization Period</i>	<i>Loan Term</i>	<i>Loan Amount</i>
Tax-exempt Bonds				%			
Private Loan				%			
HPTF	DCDHCD			%			
				%			
Other				%			
Credit Enhancement							
Total Debt Service Financing			\$				\$

Subordinate Debt Service Financing

<i>Type of Funds</i>	<i>Requested Source of Funds (Name of Lender)</i>	<i>DCR/% Cash Flow</i>	<i>If Grant, enter Y here</i>	<i>Annual Payment</i>	<i>Interest Rate</i>	<i>Loan Term</i>	<i>Loan or Grant Amount</i>
HPTF	DCDHCD			\$	%		
					%		
					%		
DMH Grant	DCDHCD		Y				1,320,000
Cornerstone Inc. Grant			Y				75,000
Other					%		
Total Subordinate Debt Service Financing				\$			\$
Total Debt (Debt Service + Cash Flow Financing)				\$			\$
Total Debt and Grants							\$ 1,395,000

EQUITY

<i>Type of Equity</i>	<i>Source of Equity</i>	<i>Amount</i>
Historic Tax Credit Proceeds (<i>from next section</i>)		\$
Low Income Housing Tax Credit Proceeds (<i>from next section</i>)		\$ 3,987,430
Developer's Equity (<i>not from syndication proceeds</i>)		223,960
Deferred Developer Fee (41%)		292,217
TCAP		854,449
Total Equity		\$ 5,358,057
Total Sources of Funds (<i>Total Debt and Grants+ Equity</i>)		\$ 6,753,057

Maximum DHCD Loan Amount (*cash flow financing*)

Total Uses of Funds (<i>from previous section</i>)	\$ 6,753,057
Debt Service Financing (<i>from above</i>)	\$
Other Cash Flow non-DHCD Primary Financing and grants (<i>from above</i>)	\$ (1,395,000)
Non-DHCD Primary including DHCD	
Historic Tax Credit Syndication Proceeds (<i>from next section</i>)	\$
Low Income Tax Credit Syndication Proceeds (<i>from next section</i>)	\$ (3,987,430)
Maximum DHCD Funds Loan Amount	\$ 1,370,626



LOW-INCOME HOUSING TAX CREDIT

Complete This Section Only If You Are Applying For Tax Credits

Type of Low Income Housing Tax Credit Requested *(mark all that apply)*

- New Construction
- Substantial Rehabilitation *(as defined in Tax Credit Regulations--Department's standard is different)*

EXISTING BUILDING INFORMATION

Location and Placed-in-Service Information

Building Address	Control Document	Date Control Document Expires	Number of Units	Purchase Price	Date Last Placed in Service (PIS)	Sponsor's Purchase Date	Years Between PIS & Purchase Date
523-525 Mellon Street SE	Deed	N/A	51	1,487,500	07/12/04	09/17/08	4 years
		/ /			/ /	/ /	
		/ /			/ /	/ /	
		/ /			/ /	/ /	
		/ /			/ /	/ /	
		/ /			/ /	/ /	
		/ /			/ /	/ /	
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		/ /			/ /	/ /	
		/ /			/ /	/ /	
Total				\$ 1,487,500			

Substantial Rehabilitation Determination *(for Tax Credit eligibility--Department's standard is different)*

Total rehabilitation related costs equal: 3,630,233

Total rehabilitation related costs must exceed the greater of the following tests *(mark one box only)*

- Costs are at least \$6000 per unit: Total Units 51 x \$6000 = \$ 153,000
- Costs are at least 20% of the project's adjusted basis: Basis \$ x 20% = \$ -

ELECTIONS

Minimum Set-aside Election *(mark one box only)*

- 20% of the units will be occupied by households with income below 50% of the area median
- 40% of the units will be occupied by households with income below 60% of the area median

Rent Floor Election

The rent floor for the project will be established as of *(mark one box only)*

- Date of allocation
- Date the project is placed in service

SYNDICATION INFORMATION

Name of Syndicator PNC Bank
 Contact Paul Connolly Phone (212) 527-7308

Type of Offering (mark one box only)

- Public
 Private

Type of Investors (mark one box only)

- Individuals
 Fund
 Corporation

Schedule for Funds to be Paid

Percent Paid	Amount Paid	Date Paid
15%	\$598,115	10/01/09
15%	\$598,115	04/01/10
70%	\$2,791,201	02/01/11
%	\$	/ /
%	\$	/ /
%	\$	/ /

CALCULATION OF TAX CREDIT AMOUNT

Maximum Low-Income Housing Tax Credit Based on Eligible Costs

Description	Acquisition Basis	Construction Basis
Total Uses of Funds (from Uses of Funds worksheet)	\$ 1,414,973	\$ 4,868,657
Federal Grants Financing Qualifying Costs (list below)	\$ (854,449)	
Other Non-qualifying Financing	()	()
Value of Commercial Space	()	()
Non-qualifying Units of Higher Quality	()	()
Federal Historic Tax Credit	()	()
Adjusted Project Costs		\$ 4,868,657
Adjustment for Qualified Census Tract (130% maximum)		130%
Eligible Basis	\$ 2,269,422	\$ 6,329,255
Applicable Fraction (calculate below)	%	100%
Qualified Basis	\$	\$ 6,329,255
Applicable Percentage (construction basis qualified for 4% or 9%?)	4%	9%
Low Income Housing Tax Credit Eligible	\$	\$ 569,633

Estimated Low-Income Housing Tax Credit Syndication Proceeds

Description	Amount
Combined Low Income Housing Tax Credit Eligible (result from previous table)	\$ 569,633
Tax Credit Period (10 years)	x 10
Total Tax Credit Received Over Period	\$ 5,696,329
Raise Ratio from Syndicator's Proposal	0.70
Gross Proceeds from Low Income Housing Tax Credit	\$ 3,987,430
Gross Proceeds from Historic Tax Credit (calculate below)	
Total Equity from Syndication Proceeds	\$ 3,987,430

Maximum Low-Income Housing Tax Credit Based on Proceeds Needed

Description	Amount
Proceeds Needed (enter lesser of Total Equity from Syndication Proceeds or Financing Gap)	3,987,430
Gross Proceeds from Historic Tax Credit (calculate below)	()
Low Income Housing Tax Credit Syndication Proceeds (to Sources of Funds worksheet)	\$ 3,987,430
Raise Ratio from Syndicator's Proposal	0.70
Total Tax Credit Received Over Period	\$ 5,696,329
Tax Credit Period (10 years)	÷ 10
Maximum Low-Income Housing Tax Credit	\$ 569,633

Sources of Federal Financing

Show all direct and indirect federal funds financing qualified costs below

Other	TCAP			854,449	
Total Federal Funds				\$ 854,449	

Applicable Fraction

The applicable fraction is the lesser of the following formulas (*mark one box only*)

Percent of Units

Low Income Units	51
Total Units	51
Unit Percentage	100.00%

Percent of Square Footage

Low Income Sq. Ft.	22,560
Total Sq. Ft.	22,560
Sq. Ft. Percentage	100.00%

Gross Proceeds from Historic Tax Credits

Historic Tax Credit	\$
Raise Ratio from Syndicator's Proposal	x
Gross Proceeds from Historic Tax Credit (<i>to Sources of Funds worksheet</i>)	\$



PROJECT SUMMARY INFORMATION

GENERAL INFORMATION

Project Information

Project Name	Mellon Street		
Address	523-525 Mellon Street SE		
City and State	Washington, DC	Zip Code	20032
Sponsor	SOME, Inc.		

Funding Applied For

Housing Production Trust Fund	\$ -
Low-Income Housing Tax Credit (LIHTC)	\$ 569,633
Other: <u>TCAP</u>	\$ 854,449
Department of Mental Health	\$ 1,320,000

Occupancy Restrictions

Units 30% or less of AMI	36
Units at 0-50% of AMI	13
Units at 0-60% of AMI	
Units at 0-80% of AMI	
Units at market rates	
Total Units	49

PROJECT INCOME (Effective Gross Income)

Source of Income	Total Units	Vacancy Rate	Annual EGI	Years Until Sustaining Occupancy	Annual Trending	Trended EGI
Low-Income Units	49	5.00%	\$ 379,472	1	2.50%	\$ 388,959
Market Rate Units			\$		%	\$
Nonresidential		%	\$ 4,620	1	%	\$ 4,620
Total	49		\$ 384,092			\$ 393,579
Trended Effective Gross Income						\$ 393,579

PROJECT EXPENSES

Expense Categories	Annual Expense	Years Until Sustaining Occupancy	Annual Trending	Trended Expense
Administrative	\$ 73,823		3.00%	\$ 76,038
Management Fee (Effective Gross Income x percentage)	23,046			\$ 23,615
Utilities	74,700		3.00%	\$ 76,941
Operating and Maintenance	107,693		3.00%	\$ 110,924
Taxes and Insurance	49,293		3.00%	\$ 50,772
Reserve for Replacement	\$ 15,300		3.00%	\$ 15,300
Total Project Expenses	\$ 343,855			\$ 353,589
Trended Net Operating Income (Effective Gross Income - Project Expenses)				\$ 39,990
Annual Debt Service Financing Payments				\$
Annual Cash Flow Financing Payments				\$
Remaining Cash Flow (Net Operating Income - Financing Payments)				* \$ 39,990

* 100% of cash flow is required to pay deferred developer fee over 10-12 years as required by tax credit rules

SOURCES OF FUNDS

Primary Debt Service Financing

Source of Funds	Lender	Debt Coverage	Interest Rate	Amortization Term	Loan Term	Annual Payment	Amount
Tax-exempt Bonds			%				
Private Loan			%				
HPTF	DCDHCD		%				
Other			%				
Total Debt Service Financing						\$	\$

Subordinate Debt Service Financing

Requested Source of Funds	Lender	Interest Rate	Loan Term	Annual Payment	Amount
HPTF	DCDHCD			\$	\$
		%			
Grant	Cornerstone Inc.				75,000
Grant	DMH				1,320,000
Total Cash Flow Financing				\$	\$ 1,395,000

Equity

Type of Equity	Source of Equity	Amount
Developer's Equity (not from syndication proceeds)		\$ 223,960
Deferred Developer Fee (41%)		\$ 292,217
TCAP		854,449
Low Income Housing Tax Credit Proceeds		3,987,430
Total Equity		5,358,057
Total Sources of Funds (must equal Total Uses of Funds)		6,753,057

USES OF FUNDS

Type of Uses	Amount
Construction or Rehabilitation Costs	\$ 3,630,233
Fees Related to Construction or Rehabilitation	386,964
Financing Fees and Charges	31,000
Acquisition Costs	1,549,975
Total Development Costs	5,598,172
Syndication Related Costs	270,234
Guarantees and Reserves	171,927
Developer's Fee	712,724
Total Uses of Funds	\$ 6,753,057

PROJECT DESCRIPTION



20-YEAR OPERATING PRO FORMA:

Income	<i>Year 1</i>	<i>Year 2</i>	<i>Year 3</i>	<i>Year 4</i>	<i>Year 5</i>	<i>Year 6</i>	<i>Year 7</i>	<i>Year 8</i>	<i>Year 9</i>	<i>Year 10</i>	<i>Year 11</i>
Low Income Units	\$ 388,959	\$ 398,683	\$ 408,650	\$ 418,866	\$ 429,338	\$ 440,071	\$ 451,073	\$ 462,350	\$ 473,908	\$ 485,756	\$ 497,900
Market Rate Units											
Nonresidential	4,620	\$ 4,620	\$ 4,620	\$ 4,620	\$ 4,620	\$ 4,620	\$ 4,620	\$ 4,620	\$ 4,620	\$ 4,620	\$ 4,620
Gross Project Income	393,579	403,303	413,270	423,486	433,958	444,691	455,693	466,970	478,528	490,376	502,520
Vacancy Allowance	(19,972)	(20,466)	(20,971)	(21,490)	(22,021)	(22,566)	(23,124)	(23,696)	(24,283)	(24,884)	(25,500)
Effective Gross Income	\$ 373,606	\$ 382,837	\$ 392,298	\$ 401,996	\$ 411,936	\$ 422,125	\$ 432,569	\$ 443,273	\$ 454,245	\$ 465,492	\$ 477,019

Expenses

Administrative	\$ 73,823	\$ 76,038	\$ 78,319	\$ 80,668	\$ 83,088	\$ 85,581	\$ 88,149	\$ 90,793	\$ 93,517	\$ 96,322	\$ 99,212
Management Fee	23,046	22,970	23,538	24,120	24,716	25,328	25,954	26,596	27,255	27,930	28,621
Utilities	74,700	76,941	79,249	81,627	84,076	86,598	89,196	91,872	94,628	97,467	100,391
Maintenance	107,693	110,924	114,252	117,679	121,209	124,846	128,591	132,449	136,422	140,515	144,730
Taxes and Insurance	49,293	50,772	52,295	53,864	55,480	57,144	58,858	60,624	62,443	64,316	66,246
Replacement Reserve	15,300	15,300	15,300	15,300	15,300	15,300	15,300	15,300	15,300	15,300	15,300
Total Expenses	\$ 343,855	\$ 352,944	\$ 362,952	\$ 373,258	\$ 383,869	\$ 394,796	\$ 406,048	\$ 417,634	\$ 429,564	\$ 441,849	\$ 454,500
Net Operating Income	\$ 29,752	\$ 29,892	\$ 29,346	\$ 28,738	\$ 28,067	\$ 27,329	\$ 26,521	\$ 25,639	\$ 24,681	\$ 23,642	\$ 22,520

Primary Debt Service Financing

Tax-exempt Bonds											
Private Loan											
HPTF											
DHS											
Other											
Total Debt Service	\$										
Cash Flow	\$ 29,752	\$ 29,892	\$ 29,346	\$ 28,738	\$ 28,067	\$ 27,329	\$ 26,521	\$ 25,639	\$ 24,681	\$ 23,642	\$ 22,520
Debt Coverage Ratio											

Subordinate Debt Service Financing (displays grants and loans)

HPTF	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Deferred Developer Fee	292,217										
Total Cash Flow Debt	292,217	262,465	232,572	203,227	174,488	146,421	119,092	92,572	66,933	42,252	18,609
Cash Flow Payment	\$ 29,752	\$ 29,892	\$ 29,346	\$ 28,738	\$ 28,067	\$ 27,329	\$ 26,521	\$ 25,639	\$ 24,681	\$ 23,642	\$ 18,609
Developer Fee Balance	\$ 262,465	\$ 232,572	\$ 203,227	\$ 174,488	\$ 146,421	\$ 119,092	\$ 92,572	\$ 66,933	\$ 42,252	\$ 18,609	\$
Remaining Cash Flow	\$	\$	\$	\$	\$ 3,910						



Income	<i>Year 12</i>	<i>Year 13</i>	<i>Year 14</i>	<i>Year 15</i>	<i>Year 16</i>	<i>Year 17</i>	<i>Year 18</i>	<i>Year 19</i>	<i>Year 20</i>
Low Income Units	\$ 510,347	\$ 523,106	\$ 536,184	\$ 549,588	\$ 563,328	\$ 577,411	\$ 591,847	\$ 606,643	\$ 621,809
Market Rate Units									
Nonresidential	\$ 4,620	\$ 4,620	\$ 4,620	\$ 4,620	\$ 4,620	\$ 4,620	\$ 4,620	\$ 4,620	\$ 4,620
Gross Project Income	514,967	527,726	540,804	554,208	567,948	582,031	596,467	611,263	626,429
Vacancy Allowance	(26,132)	(26,780)	(27,443)	(28,123)	(28,821)	(29,535)	(30,268)	(31,019)	(31,788)
Effective Gross Income	\$ 488,835	\$ 500,947	\$ 513,361	\$ 526,085	\$ 539,127	\$ 552,496	\$ 566,199	\$ 580,244	\$ 594,641

Expenses

Administrative	\$ 102,188	\$ 105,254	\$ 108,412	\$ 111,664	\$ 115,014	\$ 118,464	\$ 122,018	\$ 125,679	\$ 129,449
Management Fee	29,330	30,057	30,802	31,565	32,348	33,150	33,972	34,815	35,678
Utilities	103,402	106,504	109,699	112,990	116,380	119,872	123,468	127,172	130,987
Maintenance	149,072	153,544	158,151	162,895	167,782	172,816	178,000	183,340	188,840
Taxes and Insurance	68,233	70,280	72,388	74,560	76,797	79,101	81,474	83,918	86,436
Replacement Reserve	15,300	15,300	15,300	15,300	15,300	15,300	15,300	15,300	15,300
Total Expenses	\$ 467,526	\$ 480,940	\$ 494,752	\$ 508,975	\$ 523,621	\$ 538,702	\$ 554,232	\$ 570,223	\$ 586,690
Net Operating Income	\$ 21,309	\$ 20,007	\$ 18,609	\$ 17,110	\$ 15,507	\$ 13,794	\$ 11,967	\$ 10,021	\$ 7,950

Primary Debt Service Finan

Tax-exempt Bonds									
Private Loan									
HPTF									
DHS									
Other									
Total Debt Service	\$	\$	\$	\$	\$	\$	\$	\$	\$
Cash Flow	\$ 21,309	\$ 20,007	\$ 18,609	\$ 17,110	\$ 15,507	\$ 13,794	\$ 11,967	\$ 10,021	\$ 7,950
Debt Coverage Ratio									

Subordinate Debt Service F

HPTF	\$	\$	\$	\$	\$	\$	\$	\$	\$
Deferred Developer Fee									
Total Cash Flow Debt	\$								
Cash Flow Payment	\$								
Developer Fee Balance	\$	\$	\$	\$	\$	\$	\$	\$	\$
Remaining Cash Flow	\$ 21,309	\$ 20,007	\$ 18,609	\$ 17,110	\$ 15,507	\$ 13,794	\$ 11,967	\$ 10,021	\$ 7,950