



Application Cover Page

RFP Issued	DHCD/DMH Issued 4-10-09; Closed 5-18-09
Organization Name	Webster Gardens, LP
Project Title	Webster Gardens

I certify that I am authorized to obligate Webster Gardens, LP 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.

_____	6/1/2009
Authorized Organization Official	Date
James Campbell	Principal
Print Name	Title



GENERAL INFORMATION

Funding Applied For

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

\$	-
\$	625,731
\$	
\$	

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

rehabilitation

APPLICANT INFORMATION

Applicant Name Webster Gardens, LP
Mailing Address C/o Somerset Development Company, LLC
Contact Becky Carlson St. Claire Phone (202) 363-2090
Title Development Manager Fax (202) 363-1110
 E-mail bcarlson@somersetdev.com

OWNERSHIP ENTITY INFORMATION

Owner/Borrower Name Webster Gardens, LP
Taxpayer ID xx-xxxxxxx

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
THC Affordable Housing, Inc.	xx-xxxxxxx	51%	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Somerset Development Company, LLC	xx-xxxxxxx	49%	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
	-	%	<input type="checkbox"/> Yes <input type="checkbox"/> No

PROJECT INFORMATION

Amenities (mark all that apply)

- | | |
|---|---|
| <input checked="" type="checkbox"/> Cable Access | <input checked="" type="checkbox"/> Laundry Facilities |
| <input checked="" type="checkbox"/> Transportation Services | <input type="checkbox"/> Washer/Dryer Hook-up |
| <input checked="" type="checkbox"/> Carpet | <input checked="" type="checkbox"/> Other: <u>Community Space</u> |
| <input type="checkbox"/> Dishwasher | <input checked="" type="checkbox"/> Other: <u>Computer Lab</u> |
| <input checked="" type="checkbox"/> Disposal | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Microwave | <input type="checkbox"/> Other: _____ |

Type of Project (mark all that apply)

- | | |
|---|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> |
| <input checked="" type="checkbox"/> Substantial Rehabilitation (over \$30,000 per unit) | |
| <input type="checkbox"/> Moderate Rehabilitation (under \$30,000 per unit) | <input type="checkbox"/> |

Existing Building Information (complete all that apply)

Percentage currently occupied 67%

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 1921

Number of Residential Buildings

Garden (walk-up) 4

Townhouse _____

Detached _____

Semi-detached _____

Elevator (< 5 floors) _____

Mid-rise (5-10 floors) _____

High-rise (> 10 floors) _____

Total Buildings 4

Total Land Area (acres) 1

Total Building Area (gross square footage)

Residential Units: Low-Income	<u>42,856</u>
Residential Units: Market	_____
Nonresidential Units	_____
Common Space:	<u>14,905</u>
circulation (hallways, stairways etc.)	_____
recreation:	_____
other:	_____
Total Gross Square Footage	<u>57,761</u>

Type of Occupancy (show number of units)

Families 36

DMH Consumer _____

Special Needs 16

Total Units 52

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).
-
- Other: Local Rent Subsidy Program
- Total Special Needs Units 20

UFAS compliant

4

16

20



DEVELOPMENT TEAM INFORMATION

DEVELOPMENT TEAM MEMBERS

Developer Somerset Development Company, LLC (Webster Gardens, LP)
 Mailing Address 4115 Wisconsin Ave., NW, Suite 210, Washington, D.C. 20016
 Contact Jim Campbell Phone (202) 363-2090
 Title Principal Fax (202) 363-1110
 D&B Duns Number E-mail jcampbell@somersetdev.com

Developer THC Affordable Housing, Inc. (Webster Gardens, LP)
 Mailing Address 5101 16th St., NW, Washington, D.C. 20011
 Contact Suzanne Welch Phone (202) 291-5535
 Title Co-Developer Fax (202) 291-0192
 D&B Duns Number E-mail swelch@thcdc.org

Guarantor Somerset Development Company, LLC
 Mailing Address 4115 Wisconsin Ave., NW, Suite 210, Washington, D.C. 20016
 Contact Jim Campbell Phone (202) 363-2090
 Title Principal Fax (202) 363-1110
 D&B Duns Number E-mail jcampbell@somersetdev.com

General Contractor Hamel Builders, Inc.
 Mailing Address 5710 Furnace Ave., Suite H, Elkridge, MD 21075
 Contact Phil Gibbs Phone (410) 379-6700
 Title President Fax (410) 379-6705
 D&B Duns Number E-mail pgibbs@hamelbuilders.com

Management Agent Edgewood Management Corporation
 Mailing Address 20316 Seneca Meadows Parkway, Germantown, MD 20876
 Contact John Noel Phone (301) 562-1600
 Title Vice President Fax (301) 562-1670
 D&B Duns Number E-mail jnoel@emcmgmt.com

Consultant EHT Traceries
 Mailing Address 1121 5th St., NW, Washington, D.C. 20001
 Contact Laura Hughes Phone (202) 393-1199
 Title Principal Fax (202) 393-1056
 D&B Duns Number E-mail Laura.Hughes@traceries.com

Consultant CtGroup EnvironmentalLLC
 Mailing Address 5320-A Enterprise St., Eldersburg, MD 21784
 Contact Chris Jubok Phone (410) 781-0002
 Title Principal Fax (410) 549-0400
 D&B Duns Number E-mail

Architect EDG Architects
 Mailing Address 3 Bethesda Metro Center, Suite 110, Bethesda, MD 20814
 Contact John Maisto Phone (301) 654-0058
 Title Principal Fax (301) 907-7840
 D&B Duns Number E-mail jmaisto@edgarchitects.net

Nonprofit Participant THC Affordable Housing, Inc. (Webster Gardens, LP)
 Mailing Address 5101 16th St., NW, Washington, D.C. 20011
 Contact Suzanne Welch Phone (202) 291-5535

Title	Co-Developer	Fax	(202)	291-0192
D&B Duns Number		E-mail	swelch@thcdc.org	

MBE/WBE Participant	Somerset Development Company, LLC			
Mailing Address	4115 Wisconsin Ave., NW, Suite 210, Washington, D.C. 20016			
Contact	Jim Campbell	Phone	(202)	363-2090
Title	Principal	Fax	(202)	363-1110
D&B Duns Number		E-mail	jcampbell@somersetdev.com	

DEVELOPMENT TEAM MEMBERS

Equity Provider	Enterprise Communities			
Mailing Address	10227 Wincopin Circle, Columbia, MD 21044			
Contact	Steve Smith	Phone	(410) 772-2723	-
Title		Fax	()	-
D&B Duns Number		E-mail	ssmith@enterprisecommunity.com	

Closing Attorney	Bingham McCutchen, LLP			
Mailing Address	2020 K St., NW Washington, D.C. 20006			
Contact	Harold Levy	Phone	(202)	373-6682
Title	Attorney	Fax	(202)	373-6001
D&B Duns Number		E-mail	halevy@bingham.com	

Private Lenders	Bank of America			
Mailing Address	730 15th Street, NW, Washington, DC 20005			
Contact	Priya Jayachandran	Phone	(202) 442-7530	-
Title		Fax		-
D&B Duns Number		E-mail	priya.jayachandran@bankofamerica.com	

Private Lenders	Prudential Mortgage Capital Company			
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Mailing Address	8401 Greensboro Drive Suite 200, McLean, VA		
Contact	Alex Viorst	Phone	(703) 610-1314 -
Title		Fax	() -
D&B Duns Number		E-mail	alex.viorst@prudential.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

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 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

Is a nonprofit entity involved in the project in a role other than as a development team member*? If yes, describe the Transitional Housing Corporation will assist in the provision of supportive services Yes No

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
Transitional Housing Corporation operates two transitional housing project, one at 935 Kennedy St, NW and one at 4506 Georgia Ave., NW

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

The THCAH board does not have community members that are residents. The THC board has 3 community residents that are members by way of their affiliation with Christ Lutheran Church located at 16th and Hamilton St., NW.

Yes No

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

Transitional Housing Corporation controls the majority of the seats on the board of THC Affordable Housing, Inc. Both are 501c3s.

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

Does the project involve the DC Housing Authority or DC Housing Finance Agency? If yes, describe the Yes No
The project will involve DCHA. Webster Gardens has received a commitment of 16 Local Rent Supplement Program units from
from DCHA. In addition, the District Council has passed legislation allowing for LRSP Reserve funds to be
used to assist properties with existing LRSP commitments to move forward. Webster Gardens is one of only six eligible
properties. Webster Gardens, LP is also applying for funding in the amount of \$100,000 from DCHA in exchange for
setting aside two 3 BDR UFAS units for Housing authority residents.

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

COMMUNITY REVITALIZATION This Section is Not Applicable

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



PROJECT INCOME

RESIDENTIAL RENTAL INCOME

Low-Income Units

Unit Description		Median Income	Number of Units	Unit Size (Net leasable Sq. Ft.)	Tenant Paid Utilities*	Contract Rent	Rent Subsidy	Income per Unit	Monthly Income	Annual Income
Bedrooms	Baths									
1	1	30%	4	670	\$111		\$1,168	1,168	\$ 4,672	\$ 56,064
1	1	50%		670	\$111					
1	1	60%	5	708	\$111	\$725.00		725	3,625	43,500
2	1	30%	4	781	\$147		1,325	1,325	5,300	63,600
2	1	50%	8	816	\$147		1,324	1,324	10,592	127,104
2	1	60%	24	941	\$147	\$825.00		825	19,800	237,600
2	1	60%	4	941	\$147	\$1,239.00		1,239	4,956	59,472
3	1	30%	2	1,100	\$189		1,730	1,730	3,460	41,520
3	1	60%	1	1,100	\$189	\$1,413.00		1,413	1,413	16,956
			%							
Total				52	42,856				\$ 53,818	\$ 645,816
Vacancy Allowance (Total Annual Income x Vacancy Rate)									5.00%	\$ (32,291)
Effective Gross Income/Low Income Units (Total Annual Income - Vacancy Allowance)										\$ 613,525

Market Rate Units

NOT APPLICABLE

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

NONRESIDENTIAL INCOME

<i>Description of Type and Size</i>	<i>Square footage</i>	<i>Monthly Income</i>		<i>Annual Income</i>
Laundry		939		\$ 11,267
Parking		360		4,320
Miscellaneous		1,073		12,875
Total Nonresidential		\$ 2,372		28,462
Vacancy Allowance (Total Annual Income x Vacancy Rate)			%	
Effective Gross Income/Nonresidential Space (<i>Total Annual Income - Vacancy Allowance</i>)				28,462
Effective Gross Income (<i>sum Low Income, Market Rate, Nonresidential totals</i>)				641,987

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

<i>Description of Type and Size</i>	<i>Number of Units</i>	<i>Square Footage</i>
Total Non-income		

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

- Household Electric _____
- Air Conditioning _____
- Hot Water (describe): Individual electric hot water heaters
- Cooking (describe): Electric
- Heat (describe): Electric
- Other (describe): _____



PROJECT EXPENSES

ADMINISTRATIVE EXPENSES

Advertising and Marketing		_____
Other Administrative Expense (<i>describe</i>)	all office & administration expenses	26,000
Office Salaries	includes payroll tax & benefits	66,040
Office Supplies		_____
Office or Model Apartment Rent		_____
Management Fee (<i>Effective Gross Income x Annual Rate of</i> _____ <i>4.00%</i>)		25,679
Manager or Superintendent Rent Free Unit		_____
Legal Expenses (<i>project only</i>)		_____
Auditing Expenses (<i>project only</i>)		_____
Bookkeeping Fees and Accounting Services		_____
Telephone and Answering Services		_____
Bad Debts		_____
Miscellaneous Administrative Expenses (<i>describe</i>)		_____
Annual Tax Credit Monitoring Fee (\$25.00 per tax credit unit)		_____
Total Administrative Expenses		\$ 117,719

UTILITY EXPENSES (*paid by owner*)

Fuel Oil		\$ _____
Electricity		16,640
Gas		_____
Water		24,000
Sewer		_____
Total Utility Expenses		\$ 40,640

OPERATING AND MAINTENANCE EXPENSES

Janitor and Cleaning Payroll		\$ _____
Janitor and Cleaning Supplies		_____
Janitor and Cleaning Contract		_____
Exterminating Payroll or Contract		_____
Exterminating Supplies		_____
Garbage and Trash Removal		_____
Security Payroll or Contract		_____
Grounds Payroll		_____
Grounds Supplies		_____
Grounds Contract		_____
Repairs Payroll		_____
Repairs Material		_____
Repairs Contract		_____
Elevator Maintenance or Contract		_____
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>)	Resident Service Coordination	24,000
Miscellaneous Operating and Maintenance Expenses		46,800
Total Operating and Maintenance Expenses		\$ 70,800

TAXES AND INSURANCE

Real Estate Taxes				\$ 42,689
Payment in Lieu of Taxes	<i>Total:</i> _____	<i>Years:</i> _____	<i>Annual:</i>	_____
Payroll Taxes (FICA)				_____
Miscellaneous Taxes, Licenses and Permits				_____
Property and Liability Insurance (<i>hazard</i>)				20,000
Fidelity Bond Insurance				_____
Workmen's Compensation				_____
Health Insurance and Other Employee Benefits				_____
Other Insurance (<i>describe</i>)				_____
Total Taxes and Insurance	_____			\$ 62,689
Reserve for Replacement				\$ 15,600
Total Operating Expenses				\$ 307,448
Net Operating Income (<i>Effective Gross Income - Total Operating Expenses</i>)				\$ 334,539



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		4,452,000		4,452,000	\$
02	General Requirements					
03	Builder's Profit					
04	Builder's General Overhead					
05	Bond Premium					
06	Other Builders Risk Insurance		10,000		10,000	
07	Total Construction Contract		\$ 4,462,000	\$	\$ 4,462,000	
08	Construction Contingency	9.98%	445,200		445,200	445,200
09	Total Construction Costs		\$ 4,907,200	\$	\$ 4,907,200	\$ 445,200

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	3.92%	\$ 175,000	\$	\$ 175,000	\$
11	Architect's Supervision Fee	1.01%	45,000		45,000	
12	Architect Reimbursable Additional Design					
13	Real Estate Attorney		75,000		75,000	
14	Marketing		10,000		10,000	
15	Surveys		11,000		11,000	
16	Soil Borings					
17	Appraisal					
18	Market Study		6,500		6,500	
19	Environmental Report		46,700		46,700	
20	Tap Fees		15,000		15,000	
21	Other: Permit, FF&E, Account, Historic, C.A., Start Up		165,671		165,671	
22	Total Fees		\$ 549,871	\$	\$ 549,871	\$

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	\$ 449,518	\$	\$ 146,000	\$ 303,518
24	Real Estate Taxes	28,020		28,020	
25	Insurance Premium	31,967		31,967	
26	Mortgage Insurance Premium				
27	Title and Recording	59,027	59,027		
28	Financing (soft cost) Contingency	33,211		33,211	33,211
29	Other Lenders' Origination Fees (non-syndication only)	132,137		86,417	45,720
30	Other Lenders' Legal Fees (non-syndication only)	20,000	20,000		
31	Other Due Dilligence, Transfer tax	41,193	22,693	18,500	
32	Total Financing Fees and Charges	\$ 795,073	\$ 101,720	\$ 344,115	\$ 382,449

* 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	\$ 2,585,000	\$ 2,585,000		\$
34	Land Acquisition	626,000			626,000
35	Carrying Charges: Describe: _____				
36	Relocation Costs	146,000		146,000	
37	Other				
38	Total Acquisition Costs	\$ 3,357,000	\$ 2,585,000	\$ 146,000	\$ 626,000
39	Total Development Costs (TDC)	\$ 9,609,144	\$ 2,686,720	\$ 5,801,186	\$ 1,453,649

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>)	\$ 866,060			\$ 866,060
41	Fee on Acquisition Costs (<i>calculate below</i>)	335,700			335,700
42	Total Developer's Fee (\$2.5 million maximum)	\$ 1,201,760	\$	\$	\$ 1,201,760

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		\$	\$	\$
44	Legal (<i>syndication only</i>)				
45	Bridge Loan Fees				
46	Bridge Loan Interest				
47	Organizational Costs				
48	Tax Credit Application Fee	62,818		62,818	
49	Accounting and Auditing Fee				
50	Partnership Management Fee				
51	Other				
52	Total Syndication Related Costs	\$ 62,818	\$	\$ 62,818	\$

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	142,613			142,613
55	Rent-up Reserve				
56	Other Tenant Endow., Replace., Bond Debt, LRSP Trans., Syndic	450,390			450,390
57	Total Guarantees and Reserves	\$ 593,003			\$ 593,003
58	Total Uses of Funds	\$ 11,466,725	\$ 2,686,720	\$ 5,864,004	\$ 3,248,412

* 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>	\$ 9,609,144	
60 Less Acquisition Costs <i>(from line 38 above)</i>	(3,357,000)	
61 Less Construction Contingency <i>(from line 08 above)</i>	(445,200)	
62 Less Financing (Soft Cost) Contingency <i>(from line 28 above)</i>	(33,211)	
63 Non-acquisition Costs	5,773,733	
64 Lesser of \$10,000,000 or Non-acquisition Costs <i>(enter on both lines)</i>	5,773,733	5,773,733
65 Non-acquisition Fee Basis		5,773,733
66 Fee Percentage	10%	15%
67 Fee on Non-acquisition Costs	\$	\$ 866,060

Total = \$ 866,060

Fee on Acquisition Costs

68 Acquisition Costs <i>(from line 38 above)</i>	\$ 3,357,000	
69 Lesser of \$10,000,000 or Acquisition Costs <i>(enter on both lines)</i>	3,357,000	3,357,000
70 Acquisition Fee Basis		3,357,000
71 Fee Percentage	5%	10%
72 Fee on Acquisition Costs	\$	\$ 335,700

Total = \$ 335,700

73 **Total Developer's Fee** *(Fee on Non-acquisition Costs + Fee on Acquisition Cost) (\$2.5 million maximum)* \$ 1,201,760



SOURCES OF FUNDS

TOTAL DEVELOPMENT COSTS

DEBT

Primary Debt Service Financing

Type of Funds	Requested Source of Funds (Name of Lender)	Debt Coverage Ratio	Annual Payment	Interest Rate	Amortization Period	Loan Term	Loan Amount
Tax-exempt Bonds				%			
Private Loan	BofA or Prudential	1.15	258,892	6.500%	35	17	3,571,000
HPTF	DCDHCD			%			
				%			
Other				%			
Credit Enhancement							
Total Debt Service Financing			\$ 258,892				\$ 3,571,000

Subordinate Debt Service Financing

Type of Funds	Requested Source of Funds (Name of Lender)	DCR/% Cash Flow	If Grant, enter Y here	Annual Payment	Interest Rate	Loan Term	Loan or Grant Amount
HPTF	DCDHCD			\$	%		
DHCD Lead Safe Washington	DHCD/THCAH				%		500,000
					%		
DMH Grant	DCDHCD						
Other - DCHA UFAS Capital	DCHA						100,000
Other - DCHA LRSP Reserve Funds	DCHA				%		640,000
Total Subordinate Debt Service Financing				\$			\$ 1,240,000
Total Debt (Debt Service + Cash Flow Financing)				\$ 258,892			\$ 4,811,000
Total Debt and Grants							\$ 4,811,000

EQUITY

<i>Type of Equity</i>	<i>Source of Equity</i>	<i>Amount</i>
Historic Tax Credit Proceeds <i>(from next section)</i>		\$ 1,320,691
Low Income Housing Tax Credit Proceeds <i>(from next section)</i>		\$ 4,755,554
Developer's Equity <i>(not from syndication proceeds)</i>	Deferred Fee	304,797
Interim Income <i>(occupied rehabilitation projects)</i>		224,683
Other: Foundation Grants		50,000
Total Equity		\$ 6,655,725
Total Sources of Funds <i>(Total Debt and Grants+ Equity)</i>		\$ 11,466,725

Maximum DHCD Loan Amount *(cash flow financing)*

Total Uses of Funds <i>(from previous section)</i>	\$ 11,466,725
Debt Service Financing <i>(from above)</i>	\$ (3,571,000)
Other Cash Flow non-DHCD Primary Financing and grants <i>(from above)</i>	\$ (4,811,000)
Non-DHCD Primary including DHCD	
Historic Tax Credit Syndication Proceeds <i>(from next section)</i>	\$ (1,320,691)
Low Income Tax Credit Syndication Proceeds <i>(from next section)</i>	\$ (4,755,554)
Maximum DHCD Funds Loan Amount	\$ (2,991,520)



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
124 Webser St., NW		/ /	13	646,250	/ /	/ /	
126 Webster St., NW		/ /	13	646,250	/ /	/ /	
128 Webster St., NW		/ /	13	646,250	/ /	/ /	
130 Webster St., NW		/ /	13	646,250	/ /	/ /	
		/ /			/ /	/ /	
		/ /			/ /	/ /	
		/ /			/ /	/ /	
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		/ /			/ /	/ /	
		/ /			/ /	/ /	
		/ /			/ /	/ /	
Total			52	\$ 2,585,000			

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

Total rehabilitation related costs equal: 5,864,004

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 52 x \$6000 = **\$ 156,000**
- 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 Enterpris Community
Contact Steve Smith Phone (410) 772-2723 -

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
25%	\$	Dec. 2009
25%	\$	Aug. 2010
15%	\$	Oct. 2010
35%	\$	12/01/10
%	\$	/ /
%	\$	/ /

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)	\$ 2,686,720	\$ 7,065,764
Federal Grants Financing Qualifying Costs (list below)		
Other Non-qualifying Financing	()	()
Value of Commercial Space	()	()
Non-qualifying Units of Higher Quality	()	()
Federal Historic Tax Credit	()	1390201
Adjusted Project Costs		\$ 5,675,563
Adjustment for Qualified Census Tract (130% maximum)		130%
Eligible Basis	\$ 2,686,720	\$ 7,378,232
Applicable Fraction (calculate below)	%	94%
Qualified Basis	\$	\$ 6,952,565
Applicable Percentage (construction basis qualified for 4% or 9%?)	4%	9%
Low Income Housing Tax Credit Eligible	\$	\$ 625,731

Estimated Low-Income Housing Tax Credit Syndication Proceeds

Description	Amount
Combined Low Income Housing Tax Credit Eligible (result from previous table)	\$ 625,731
Tax Credit Period (10 years)	x 10
Total Tax Credit Received Over Period	\$ 6,257,308
Raise Ratio from Syndicator's Proposal	0.76
Gross Proceeds from Low Income Housing Tax Credit	\$ 4,755,554
Gross Proceeds from Historic Tax Credit (calculate below)	
Total Equity from Syndication Proceeds	\$ 4,755,554

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)	4,755,554
Gross Proceeds from Historic Tax Credit (calculate below)	1,320,691
Low Income Housing Tax Credit Syndication Proceeds (to Sources of Funds worksheet)	\$ 4,755,554
Raise Ratio from Syndicator's Proposal	0.76
Total Tax Credit Received Over Period	\$ 6,257,308
Tax Credit Period (10 years)	÷ 10
Maximum Low-Income Housing Tax Credit	\$ 625,731

Sources of Federal Financing

Show all direct and indirect federal funds financing qualified costs below

Other	_____	_____
Total Federal Funds	_____	\$ _____

Applicable Fraction

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

<input checked="" type="checkbox"/> Percent of Units		<input type="checkbox"/> Percent of Square Footage	
Low Income Units	49	Low Income Sq. Ft.	_____
Total Units	52	Total Sq. Ft.	_____
Unit Percentage	94.23%	Sq. Ft. Percentage	_____

Gross Proceeds from Historic Tax Credits

Historic Tax Credit	\$ 1,390,201
Raise Ratio from Syndicator's Proposal	0.95
Gross Proceeds from Historic Tax Credit (<i>to Sources of Funds worksheet</i>)	\$ 1,320,691



PROJECT SUMMARY INFORMATION

GENERAL INFORMATION

Project Information

Project Name	Webster Gardens		
Address	124, 126, 128, 130 Webster St., NW		
City and State	Washington, DC	Zip Code	20011
Sponsor	Webster Gardens, LP		

Funding Applied For

Housing Production Trust Fund	\$ -
Low-Income Housing Tax Credit (LIHTC)	\$ 625,731
Other:	\$
Department of Mental Health	\$

Occupancy Restrictions

Units 30% or less of AMI	-
Units at 51-60% of AMI	52
Units at 61-80% of AMI	-
Units at 81-100% of AMI	-
Units at market rates	-
Total Units	52

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	52	5.00%	\$ 613,525		2.50%	\$ 628,863
Market Rate Units			\$		%	\$
Nonresidential		%	\$ 28,462		2.50%	\$ 29,174
Total	52		\$ 641,987			\$ 658,037
Trended Effective Gross Income						\$ 658,037

PROJECT EXPENSES

Expense Categories	Annual Expense	Years Until Sustaining Occupancy	Annual Trending	Trended Expense
Administrative	\$ 92,040		3.00%	\$ 94,801
Management Fee (Effective Gross Income x percentage)	25,679			\$ 26,321
Utilities	40,640		3.00%	\$ 41,859
Operating and Maintenance	70,800		3.00%	\$ 72,924
Taxes and Insurance	62,689		3.00%	\$ 64,570
Reserve for Replacement	\$ 15,600		3.00%	\$ 15,600
Total Project Expenses	\$ 307,448			\$ 316,076
Trended Net Operating Income (Effective Gross Income - Project Expenses)				\$ 341,961
Annual Debt Service Financing Payments				\$ (258,892)
Annual Cash Flow Financing Payments				-
Remaining Cash Flow (Net Operating Income - Financing Payments)				\$ 83,069

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	BofA or Pru	1	0	35	17	258,892	3,571,000
HPTF	DCDHCD		%				
Other			%				
Total Debt Service Financing						\$ 258,892	\$ 3,571,000

Subordinate Debt Service Financing

Requested Source of Funds	Lender	Interest Rate	Loan Term	Annual Payment	Amount
HPTF	DCDHCD			\$	\$
DHCD Lead Safe Wash.	DHCD	%			500,000
		%			
LRSP Reserve Fund	DCHA				740,000
Total Cash Flow Financing				\$	\$ 1,240,000

Equity

Type of Equity	Source of Equity	Amount
Developer's Equity (not from syndication proceeds)	Deferred Fee and Foundation Grants	\$ 354,797
Interim Income (occupied rehabilitation projects)		\$ 224,683
Historic Tax Credit Proceeds		1,320,691
Low Income Housing Tax Credit Proceeds		4,755,554
Total Equity		6,655,725
Total Sources of Funds (must equal Total Uses of Funds)		11,466,725

USES OF FUNDS

Type of Uses	Amount
Construction or Rehabilitation Costs	\$ 4,907,200
Fees Related to Construction or Rehabilitation	549,871
Financing Fees and Charges	795,073
Acquisition Costs	3,357,000
Total Development Costs	9,609,144
Syndication Related Costs	62,818
Guarantees and Reserves	593,003
Developer's Fee	1,201,760
Total Uses of Funds	\$ 11,466,725

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>
Low Income Units	\$ 661,961	\$ 678,510	\$ 695,473	\$ 712,860	\$ 730,682	\$ 748,949	\$ 767,672
Market Rate Units							
Nonresidential	29,174	\$ 29,903	\$ 30,651	\$ 31,417	\$ 32,202	\$ 33,007	\$ 33,832
Gross Project Income	691,135	708,413	726,124	744,277	762,884	781,956	801,505
Vacancy Allowance	(32,291)	(33,098)	(33,926)	(34,774)	(35,643)	(36,534)	(37,447)
Effective Gross Income	\$ 658,844	\$ 675,315	\$ 692,198	\$ 709,503	\$ 727,241	\$ 745,422	\$ 764,057

Expenses

Administrative	\$ 94,801	\$ 97,645	\$ 100,575	\$ 103,592	\$ 106,700	\$ 109,901	\$ 113,198
Management Fee	26,321	27,013	27,688	28,380	29,090	29,817	30,562
Utilities	41,859	43,115	44,408	45,741	47,113	48,526	49,982
Maintenance	72,924	75,112	77,365	79,686	82,077	84,539	87,075
Taxes and Insurance	64,570	66,507	68,502	70,557	72,674	74,854	77,100
Replacement Reserve	15,600	15,600	15,600	15,600	15,600	15,600	15,600
Total Expenses	\$ 316,076	\$ 324,991	\$ 334,138	\$ 343,556	\$ 353,252	\$ 363,237	\$ 373,517
Net Operating Income	\$ 342,769	\$ 350,324	\$ 358,060	\$ 365,947	\$ 373,988	\$ 382,185	\$ 390,541

Primary Debt Service Financing

Tax-exempt Bonds							
Private Loan	258,892	258,892	258,892	258,892	258,892	258,892	258,892
HPTF							
DHS							
Other							
Total Debt Service	\$ 258,892	\$ 258,892	\$ 258,892	\$ 258,892	\$ 258,892	\$ 258,892	\$ 258,892
Cash Flow	\$ 83,877	\$ 91,432	\$ 99,168	\$ 107,055	\$ 115,096	\$ 123,293	\$ 131,649
Debt Coverage Ratio	1.32	1.35	1.38	1.41	1.44	1.48	1.51

Subordinate Debt Service Financing (displays grants and loans)

HPTF	\$	\$	\$	\$	\$	\$	\$
Equity Asset Mgt Fee	7,500	7,725	7,957	8,195	8,441	8,695	8,955
Other							
Total Cash Flow Debt	\$ 7,500	\$ 7,725	\$ 7,957	\$ 8,195	\$ 8,441	\$ 8,695	\$ 8,955
Remaining Cash Flow	\$ 76,377	\$ 83,707	\$ 91,211	\$ 98,860	\$ 106,655	\$ 114,599	\$ 122,693
Debt Coverage Ratio	1.29	1.31	1.34	1.37	1.40	1.43	1.46



Income	<i>Year 8</i>	<i>Year 9</i>	<i>Year 10</i>	<i>Year 11</i>	<i>Year 12</i>	<i>Year 13</i>	<i>Year 14</i>
Low Income Units	\$ 786,864	\$ 806,536	\$ 826,699	\$ 847,367	\$ 868,551	\$ 890,264	\$ 912,521
Market Rate Units							
Nonresidential	\$ 34,678	\$ 35,545	\$ 36,434	\$ 37,345	\$ 38,278	\$ 39,235	\$ 40,216
Gross Project Income	821,542	842,081	863,133	884,711	906,829	929,500	952,737
Vacancy Allowance	(38,384)	(39,343)	(40,327)	(41,335)	(42,368)	(43,428)	(44,513)
Effective Gross Income	\$ 783,159	\$ 802,738	\$ 822,806	\$ 843,376	\$ 864,461	\$ 886,072	\$ 908,224

Expenses

Administrative	\$ 116,594	\$ 120,091	\$ 123,694	\$ 127,405	\$ 131,227	\$ 135,164	\$ 139,219
Management Fee	31,326	32,110	32,912	33,735	34,578	35,443	36,329
Utilities	51,482	53,026	54,617	56,255	57,943	59,681	61,472
Maintenance	89,687	92,378	95,149	98,004	100,944	103,972	107,091
Taxes and Insurance	79,413	81,795	84,249	86,776	89,380	92,061	94,823
Replacement Reserve	15,600	15,600	15,600	15,600	15,600	15,600	15,600
Total Expenses	\$ 384,101	\$ 395,000	\$ 406,221	\$ 417,775	\$ 429,672	\$ 441,921	\$ 454,533
Net Operating Income	\$ 399,057	\$ 407,738	\$ 416,585	\$ 425,601	\$ 434,789	\$ 444,151	\$ 453,691

Primary Debt Service Finan

Tax-exempt Bonds							
Private Loan	258,892	258,892	258,892	258,892	258,892	258,892	258,892
HPTF							
DHS							
Other							
Total Debt Service	\$ 258,892	\$ 258,892	\$ 258,892	\$ 258,892	\$ 258,892	\$ 258,892	\$ 258,892
Cash Flow	\$ 140,165	\$ 148,846	\$ 157,693	\$ 166,709	\$ 175,897	\$ 185,259	\$ 194,799
Debt Coverage Ratio	1.54	1.57	1.61	1.64	1.68	1.72	1.75

Subordinate Debt Service F

HPTF	\$	\$	\$	\$	\$	\$	\$
Equity Asset Mgt Fee	9,224	9,501	9,786	10,079	10,382	10,693	11,014
Other							
Total Cash Flow Debt	\$ 9,224	\$ 9,501	\$ 9,786	\$ 10,079	\$ 10,382	\$ 10,693	\$ 11,014
Remaining Cash Flow	\$ 130,941	\$ 139,345	\$ 147,907	\$ 156,630	\$ 165,515	\$ 174,566	\$ 183,785
Debt Coverage Ratio	1.49	1.52	1.55	1.58	1.61	1.65	1.68



Income	<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	\$ 935,334	\$ 958,717	\$ 982,685	\$ 1,007,253	\$ 1,032,434	\$ 1,058,245
Market Rate Units						
Nonresidential	\$ 41,222	\$ 42,252	\$ 43,308	\$ 44,391	\$ 45,501	\$ 46,638
Gross Project Income	976,556	1,000,970	1,025,994	1,051,644	1,077,935	1,104,883
Vacancy Allowance	(45,626)	(46,767)	(47,936)	(49,134)	(50,363)	(51,622)
Effective Gross Income	\$ 930,930	\$ 954,203	\$ 978,058	\$ 1,002,509	\$ 1,027,572	\$ 1,053,261

Expenses

Administrative	\$ 143,395	\$ 147,697	\$ 152,128	\$ 156,692	\$ 161,393	\$ 166,234
Management Fee	37,237	38,168	39,122	40,100	41,103	42,130
Utilities	63,316	65,215	67,172	69,187	71,262	73,400
Maintenance	110,304	113,613	117,022	120,532	124,148	127,873
Taxes and Insurance	97,667	100,597	103,615	106,724	109,926	113,223
Replacement Reserve	15,600	15,600	15,600	15,600	15,600	15,600
Total Expenses	\$ 467,520	\$ 480,891	\$ 494,659	\$ 508,835	\$ 523,432	\$ 538,461
Net Operating Income	\$ 463,410	\$ 473,312	\$ 483,399	\$ 493,674	\$ 504,140	\$ 514,800

Primary Debt Service Finan

Tax-exempt Bonds						
Private Loan	258,892	258,892	258,892	258,892	258,892	258,892
HPTF						
DHS						
Other						
Total Debt Service	\$ 258,892	\$ 258,892	\$ 258,892	\$ 258,892	\$ 258,892	\$ 258,892
Cash Flow	\$ 204,518	\$ 214,420	\$ 224,507	\$ 234,782	\$ 245,248	\$ 255,908
Debt Coverage Ratio	1.79	1.83	1.87	1.91	1.95	1.99

Subordinate Debt Service F

HPTF	\$	\$	\$	\$	\$	\$
Equity Asset Mgt Fee	11,344	11,685	12,035	12,396	12,768	13,151
Other						
Total Cash Flow Debt	\$ 11,344	\$ 11,685	\$ 12,035	\$ 12,396	\$ 12,768	\$ 13,151
Remaining Cash Flow	\$ 193,173	\$ 202,735	\$ 212,472	\$ 222,386	\$ 232,480	\$ 242,757
Debt Coverage Ratio	1.71	1.75	1.78	1.82	1.86	1.89