EXHIBIT A: APPLICATION FOR FINANCING

A Development Finance Division (DFD) Financing Application – Form 202 – must be submitted which reflects all aspects of the project, including estimated development and operating budgets and pro forma. The application for funding must include all applicable exhibits and attachments as described in this package. Four copies of the application, including all applicable exhibits and attachments, must be sent in separate three-ring notebook binders with each exhibit tabbed.

ATTACHMENTS

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Form 202 - DFD Financing Application (form attached separately – executed hardcopy mandatory)



DEVELOPMENT FINANCE DIVISION FINANCING APPLICATION

FORM 202

Application Cover Page

RFP Issued	DHCD/DMH Issued 4-10-09; Closed 5-18-09		
Organization Name	Golden Rule Apartments, Inc.		
Project Title	The SeVerna (former Golden Rule Center Site)		
I certify that I am authorized to obli	gateGolden Rule Apartments, Inc to apply for funding (name of organization)		
*	rtment of Housing and Community Development. Furthermore, ed herein is accurate to the best of my knowledge.		
Gronne L. cill	, ·		
Authorized Organization Official	Date		
Yvonne L. Williams	Secretary / Trea sever		
Print Name	Title		



DEVELOPMENT FINANCE DIVISION APPLICATION

FINANCING

FORM

202

GENERAL INFORMATION

Funding Applied For			Proposed Use(s) of Fanew construction, reh		
Housing Production Trust Fun	ıd	\$ -			
Low-Income Housing Tax Cre					
Department of Mental Health		\$			
Other: 9% credits		\$ 995,000	new construction	* assumes	s market
					f 72 cents per
APPLICANT INFORMATION	ON				or proposals
Applicant Name (Golden Rule Apartments, Ir	na			
		NW, Washington, DC 20001			
	Yvonne Williams	Phone	(202)	789- 0700	
	Secretary	Fax	(202)	842- 1009	
LILIC	octoury	E-mail	yvonne.williams1@st		
		E-man	yvoime.wimanisi(a)si	arpower.net	
OWNERSHIP ENTITY INF	ORMATION				
Owner/Borrower Name Taxpayer ID	Golden Rule Apartments, Is	nc.			
pe of Ownership (mark on	e box only)				
☐ Individual		General Partnership	☐ Limite	d Liability Corpor	ration
☑ Corporation		Limited Partnership	☐ Other:		
Principals (complete informat	tion for corporations and c	ontrolling general partners)			and the state of t
			Owne	ership	
Nam	ie	Taxpayer II.) Inte	erest N	lonprofit
-		-		% □Yes □	□No
		-		% □Yes □	∃No

PROJECT INFORMATION

Amenities (mark all that apply)			
☑ Cable Access	Laundry F	acilities	
☐ Transportation Services	□ Washer/D		
✓ Carpet	☐ Other:	•	
☑ Dishwasher	☐ Other:		
☑ Disposal	☐ Other:		
☑ Microwave	☐ Other:		
Type of Project (mark all that apply)			
☑ New Construction			
☐ Substantial Rehabilitation (over \$	30,000 per unit)		
☐ Moderate Rehabilitation (under \$	30,000 per unit)		
Existing Building Information (complete all th	at apply)		
Percentage currently occupied		NA - new construction	
Project includes historic rehabilitation?		□Yes ☑No	
Project involves the permanent relocation of ten		□Yes ☑No	
Project involves the temporary relocation of tena	ants?	☑Yes □No	
Year the building was built		NA - there are no buildings currently at the	e site
Number of Residential Buildings		Total Land Area (acres)	1.63 current; 1.41 under
Garden (walk-up)			re-opened L St
Townhouse	6	Total Building Area (gross square footag	ge <u>)</u>
Detached		Residential Units: Low-Income	65,345
Semi-detached		Residential Units: Market	
Elevator (< 5 floors)	1_	Nonresidential Units	
d-rise (5-10 floors)		Common Space:	11,531
gh-rise (> 10 floors)		circulation (hallways, stairways etc.)	W-W
Total Buildings	7_	recreation:	
Type of Occupancy (show number of units)			
Families	60	other:	
DMH Consumer			<u> </u>
Special Needs	627	Total Gross Square Footage	76,876
Total Units	60		
Targeted Special Needs Population Met (show	number of units)		
Licensed assisted living facilities.	41 1 1		
Homeless shelters or transitional housing for			
☐ Housing targeted people with disabilities (b☐ Individuals and families making		alife for DOTA I DOD and to	* ^
☐ Individuals and families making ☐ Other:	z > 2076/mm whi qu	amy for DCHA LKSP units	30
Total Special Needs Units			30-
Tom Special Freedo Offits			30

Occupancy Restrictions of Project (show number of units)	
Units to be occupied by households with income 30% or less of the area median	30
Units to be occupied by households with income at 31-40% of the area median	
Units to be occupied by households with income at 41-50% of the area median	
Inits to be occupied by households with income at 51-60% of the area median	30
Units to be occupied by households with income at 61-80% of the area median	
Units to be occupied by households with income at 81-100% of the area median	
Units that will be unrestricted (>100% of area median)	
Total Units	60
Low-Income Use Restrictions	
What is the total number of years for the units to be restricted?	15

ANTICIPATED DEVELOPMENT SCHEDULE

Activity -	Date (MM/YYYY)
Site Control	
	02/1973
Date site will be leased by the leasing entity	/
Zoning Status	
Current Zoning Classification C-2-A	
Describe Current Classification	
Permits matter-of-right low density development, including office, retail, and all	
kinds of residential uses to a maximum lot occupancy of 60% for residential use,	
a maximum FAR of 2.5 for residential use and 1.5 FAR for other permitted uses, and a maxim	num height of fifty (50) feet
Zoning change, variance or waiver required? □Yes ☑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)	06/2009
Date of financing reservation from the Department (60 days from application deadline)	08/2009
Date firm commitments received from other lenders (public and private)	09/2009
Date final plans and specifications completed	12/2009
Date 10% of project costs incurred (no later than 5 months from carryover allocation)	12/2009
Date of construction loan closing (all sources)	01/2010
Date construction or rehabilitation begins (total construction period will be 12 mon	ths) 01/2010
Date 50% of construction or rehabilitation completed	07/2010
Date of substantial completion of construction or rehabilitation	01/2011
Date first certificate of occupancy received	02/2011
Date final certificate of occupancy received	02/2011
Date sustaining occupancy achieved	05/2011
Date of permanent loan closing	05/2011

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DEVELOPMENT TEAM MEMBERS

DEVELOPMENT TEAM INFORMATION

Developer	MissionFirst Development	Henson De	evelopment Company			
*	1330 New Hampshire Avenue, NW #116,	Box 26469				
Mailing Address	Washington, DC 20036	Baltimore,	, MD 21207			
Contact	Sarah Constant; Dan Henson	Phone	202-223-3401	410-367-8001		
Title	President; Founder	Fax	202-223-9750	410-367-8012		
D&B Duns Number		E-mail	constant@missionfirs	t.com		
			daniel.henson@hensonc			
Guarantor	MissionFirst Development	Golden Ru	lle Apartments, Inc.			
	1330 New Hampshire Avenue, NW #116,	1100 New	Jersey Avenue, NW			
Mailing Address	Washington, DC 20036		n, DC 20001			
Contact	Sarah Constant; Yvonne Williams	Phone	202-223-3401	202-789-0700		
Title	President; Secretary - Treasurer	- Fax	202-223-9750	202-842-1009		
D&B Duns Number		E-mail	constant@missionfirs	t.com		
		_	yvonne.williams1@st			
General Contractor	Hamel Builders, Inc.					
Mailing Address	5710 Furnace Avenue, Suite H; Elkridge, 1	MD 21075				
Contact	Tom Wahl	Phone	301-621-1106	-		
Title	Vice President	Fax	410-379-6705			
D&B Duns Number		– E-mail	twahl@hamelbuilders	com		
Management Agent	CIH Properties, Inc.					
Mailing Address	9316 Piney Branch Road, Suite 106, Silver	r Spring, MD	20903			
Contact	Kevin O'Malley	Phone	301-445-5000	_		
Title	Executive Vice-President	Fax	301-445-1605			
D&B Duns Number		E-mail	komalley@cihpropert	iec com		
			Komune y(w/empropert	103.0011		
Consultant	N/A					
Mailing Address						
Contact		Phone	()	_		
Title		Fax	()			
D&B Duns Number		E-mail				
as one a serie I (serie)		L-111011				
Architect	Envision Design					
Mailing Address	1211 Connecticut Avenue, Suite 250, Was	hington DC	20036			
Contact	Ann Ardery	Phone	202-775-9000			
Title	Architect	Fax	202-775-9001	*		
D&B Duns Number	2 13 VIII VOC	E-mail	aardery@envisionsite	-		
Deep Dans Punior		LJ-man	aarder ytteen visionsne	.com		
Nonprofit Participant	Golden Rule Apartments, Inc.					
Mailing Address	1100 New Jersey Avenue, NW Washington	- DC 20001				
Contact	Yvonne Williams	Phone	202 700 0700			
Title	Secretary - Treasurer		202-789-0700	-		
D&B Duns Number	Secretary - Treasurer	_Fax	202-842-1009	•		
D&D Duns Number		_ E-mail	<u>yvonne.williams1@st</u>	arpower.net		
MDEAMDE Dautiainant	IDC Construction					
MBE/WBE Participant	JDC Construction	(37 7 7	TO 0000			
Mailing Address	1330 New Hampshire Avenue, Suite 124,	***************************************				
Contact	Shawn Samuel	Phone	202-528-4728	-		
fitle	President	Fax	202-223-9750	-		
D&B Duns Number		_ E-mail	samuel@jdc-construc	tion.com		

DEVELOPMENT TEAM MEMBERS

Equity Provider	RBC Capital Markets			
Mailing Address	2101 Rexford Road, Suite 375W	, Charlotte, North Caro	olina 28211	
Contact	Brian C. Flanagan	Phone	980-233-6462	_
Title	Regional Director	Fax	980-233-6501	
D&B Duns Number		E-mail	brian.flanagan@rbc.com	<u>a_</u>
Closing Attorney	Nolan Sheehan Patten LLP			
Mailing Address	50 Federal Street, 8th Floor, Bos			
Contact	Brian Patten	Phone	617-451-1725	
Title	Attorney	Fax	617-451-1729	-
D&B Duns Number		E-mail	patten@nolansheehanpa	atten.com_
	•			
Private Lenders	Bank of America			
Mailing Address	730 15th Street, NW, Washingto	on, DC 20005-1012		
Contact	Priya Jayachandran	Phone	202-442-7530	-
Title	Senior Vice President	Fax	202-442-7542	-
D&B Duns Number		E-mail	priya.jayachandran@ba	nkofamerica.com
Private Lenders				
Mailing Address		T)1		
Contact		Phone		*
Title	Carried Control of Con	Fax		_
D&B Duns Number		E-mail	<u></u>	
Private Lenders				
Mailing Address				
Contact	•	Phone	()	**
Title		Fax	()	_
D&B Duns Number	Billion	E-mail		
Dan Duns Rumoti		L 111011		

DEVELOPMENT TEAM HISTORY		
Are there direct or indirect identity of interests, financial or otherwise, among any members of the levelopment 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.		⊠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 projec in service within the time allowed by the tax credit program? If yes, explain.	t □Yes	s ⊠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	s ⊠No

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

LOCAL AND SMALL DISADVANTAGED BUSINESS ENTERPRISE (LSDBE) PARTICIPATION (volume	tary)	
Are any of the development team members LSDBEs? If yes, provide the following data on the business (mark all tapply):	hat ⊠Yes	□No
☐ American Indian or Alaskan Native ☐ Black		
☐ Asian or Pacific Islander ☐ Female		
☐ Hispanic ☐ 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 t entity's role. Current Owner	he □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 Sponsor of Golden Rule Apartments, 901 New Jersey Avenue NW, 183 unit project-based Section 8 apartment but	☑Yes	□No
Poes 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.	s ⊠Yes	□No
Yes, 100% of the board is community based; Services provided include affordable housing sponsor of over 300 up	nits,	
as well as provider of daycare, drug rehab, prison and ex-offender services.		
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	E₹V	□ Nt _□
DCHA/DCHFA's role.		□No
Golden Rule Apartments Inc. closed on a McKinney Loan of \$350,000 with DCHFA for predevelopment expense	es on	
August 11, 2006. The project has been awarded DCHA Local Rent Supplement Program (LRSP) funds for 30 units for residents below 30% AMI		

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

COMMUNITY REVITALIZATION This Section is Not Applicable

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

NIF NRSA New Communities Great Streets	E]]]
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. Census tract 47.00 is a 2009 qualified census tract as defined in Section 42(d)(5)(C) of the Internal Revenue Code, as	☑Yes listed	□No
in http://www.huduser.org/Datasets/qct/QCT2009M.PDF		



PROJECT INCOME

RESIDENTIAL RENTAL INCOME

Income Units

Unit Des	cription	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
0	ı	30%	2	550	\$100	\$700.00	LRSP	700	\$ 1,400	\$ 16,800
0	l	60%	3	550	\$100	\$700.00		700	2,100	25,200
1	1	30%	14	760	\$115	\$975.00	LRSP	975	13,650	163,800
1	l	60%	14	760	\$115	\$975.00		975	13,650	163,800
2	2	30%	6	1,100	\$120	\$1,175.00	LRSP	1,175	7,050	84,600
2	2	60%	5	1,100	\$120	\$1,175.00		1,175	5,875	70,500
3	3	30%	6	1,400	\$160	\$1,375.00	LRSP	1,375	8,250	99,000
3	3	60%	6	1,400	\$160	\$1,375.00		1,375	8,250	99,000
4	3.5	30%	2	1,600	\$200	\$1,500.00	LRSP	1,500	3,000	36,000
4	3.5	60%	2	1,600	\$200	\$1,500.00		1,500	3,000	36,000
Total	v .		60	59,330			T		\$ 66,225	\$ 794,700

Vacancy Allowance (Total Annual Income x Vacancy Rate)

5.00%

754,965

Effective Gross Income/Low Income Units (Total Annual Income - Vacancy Allowance)

NOT APPLICABLE Market Rate Units

Unit Desc	cription		Number of	Unit Size (Net Leasable Sq.	Contract	Monthly	Annual
Bedrooms	Baths		Units	Ft.)	Rent	Income	Income
						\$	S
			····			 	~
			***************************************		····		
						 	
							~
						 	
otal Market R						s	\$
acancy Allow	ance (Total	Annual Income x Vacancy Rate)	***************************************	*		<u> </u>	<u> </u>
Effective Gros	s Income/N	larket Rate Units (Total Annual Income - Vacancy Allowance	e)	•			s

NONRESIDENTIAL INCOME

	Square	Monthly		Annual
Description of Type and Size	footage	Income		Income
ly ry		900		\$ 10,800

Total Nonresidential		\$ 900	1	10,800
Vacancy Allowance (Total Annual Income x Vacancy Rate)	5.00%			(540)
Effective Gross Income/Nonresidential Space (Total Annual Income - Va	cancy Allowance)	•		10,260
Effective Gross Income (sum Low Income, Market Rate, Nonresidential to	tals)			765,225

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

Description of Type and Size	Units	Footage		
Total Non-income				
* Tenant Paid Utilities (mark all utilities to be paid by tenants)				
☑ Household Electric	☑	Cooking (describe):	electric	
☑ Air Conditioning electric		Heat (describe):	electric	
☐ Hot Water (describe):		Other (describe):		

Number of

Square

DHCD Form	202	(rev.	May	2008)



PROJECT EXPENSES

DMINISTRATIVE EXPENSES Advertising and Marketing \$ 3,000 Other Administrative Expense (describe) Office Salaries 45,000 Office Supplies Office or Model Apartment Rent Management Fee (Effective Gross Income x Annual Rate of 5.00%) 37,721 Manager or Superintendent Rent Free Unit Legal Expenses (project only) 2,000 Auditing Expenses (project only) 8,000 Bookkeeping Fees and Accounting Services Telephone and Answering Services **Bad Debts** Miscellaneous Administrative Expenses (describe) Annual Tax Credit Monitoring Fee (\$25.00 per tax credit unit) Total Administrative Expenses 95,721 UTILITY EXPENSES (paid by owner) Fuel Oil Electricity 5,600 Gas Water 25,000 Sewer (included above with water) otal Utility Expenses 30,600 OPERATING AND MAINTENANCE EXPENSES Janitor and Cleaning Payroll Janitor and Cleaning Supplies Janitor and Cleaning Contract **Exterminating Payroll or Contract** 5,000 **Exterminating Supplies** Garbage and Trash Removal 10.000 Security Payroll or Contract 20,000 Grounds Payroll Grounds Supplies Grounds Contract 7.000 Repairs Payroll (includes materials) 45,000 Repairs Material Repairs Contract Elevator Maintenance or Contract 4,000 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 (describe)

Miscellaneous Operating and Maintenance Expenses

Total Operating and Maintenance Expenses

91,000

TAXES AND INSURANCE

Real Estate Taxes				\$ 60,000
Payment in Lieu of Taxes	Total:	Years:	Annual:	
Payroll Taxes (FICA)			•	
Miscellaneous Taxes, Licenses and Permits			1	
Property and Liability Insurance (hazard)			•	 30,000
Fidelity Bond Insurance				 · · · · · · · · · · · · · · · · · · ·
Workmen's Compensation				
Health Insurance and Other Employee Benefits			,	
Other Insurance (describe)			,	
Total Taxes and Insurance	****		,	\$ 90,000
Reserve for Replacement				\$ 13,300
Total Operating Expenses				\$ 320,621
Net Operating Income (Effective Gross Income	- Total Operating E	(penses)		\$ 444,604



USES OF FUNDS

Construction or Rehabilitation Costs

		_	Total Budgeted	Acquisition	Construction	37 - 13 - 16
L	Type of Uses	Percentage	Cost	Basis*	Basis*	Not in Basis*
01	Net Construction Costs		7,662,200		7,662,200	
02	General Requirements	5.00%	383,110	egetica arki es reacion	383,110	
03	Builder's Profit					
04	Builder's General Overhead	7.00%	563,172		563,172	
05	Bond Premium		61,298		61,298	-
06	Other Demolition, Security		540,000		40,000	500,000
07	Total Construction Contract		\$ 9,209,780	\$	\$ 8,709,780	500,000
08	Construction Contingency	5.00%	383,110		383,110	
09	Total Construction Costs		\$ 9,592,890	\$	\$ 9,092,890	\$ 500,000

Fees Related to Construction or Rehabilitation

Type of Uses	Percentage	Total Budgeted Cost	Acquisition Basis*	Construction Basis*	Not in Basis*
10 Architect's Design Fee	6.50%	\$ 498,043	\$	\$ 498,043	\$
11 Architect's Supervision Fee	1.00%	76,622		76,622	
12 Architect Reimbursable Additional Design					
13 Real Estate Attorney		65,000		65,000	
14 Marketing		25,000			25,000
Surveys		55,000		55,000	
16 Soil Borings		35,000		35,000	
17 Appraisal	es essentia de la Companya de la Com	10,000		10,000	
18 Market Study		10,000		10,000	
19 Environmental Report		25,000		25,000	
20 Tap Fees		50,000		50,000	
21 Other: Permits, const period utilities, const mnger		276,000		276,000	
22 Total Fees		\$ 1,125,665	\$	\$ 1,100,665	\$ 25,000

Financing Fees and Charges

	Type of Uses	Total Budgeted Cost	Acquisition Basis*	Construction Basis*	Not in Basis*
23	Construction Interest	\$ 210,000	\$	\$ 210,000	\$
24	Real Estate Taxes	35,000		35,000	
25	Insurance Premium	30,000		30,000	
26	Mortgage Insurance Premium				
27	Title and Recording	69,600		40,000	29,600
28	Financing (soft cost) Contingency	10,000		10,000	
29	Other Lenders' Origination Fees (non-syndication only)	57,541		48,000	9,541
30	Other Lenders' Legal Fees (non-syndication only)	45,000		45,000	
31	Other Inspection Fees	20,000		20,000	
32	Total Financing Fees and Charges	\$ 477,141	\$	\$ 438,000	\$ 39,141

^{*} Complete for Tax Credit Requests Only

Acquisition Costs

	Type of Uses	Total Budgeted Cost	Acquisition Basis*	Construction Basis*	No.	t in Basis*
33	Building Acquisition	\$ 1,610,000	ls		\$	1,610,000
34	Land Acquisition				Ψ,	1,010,000
35	Carrying Charges: Describe:			established as a second		
36	Relocation Costs				 	·····
37	Other			200000000000000000000000000000000000000		
38	Total Acquisition Costs	\$ 1,610,000	S	¢.		1 (10 000
39	Total Development Costs (TDC)		<u> </u>	3	• 3	1,610,000
- *	Deliverse Cooks (IDC)	\$ 12,805,696	\$	\$ 10,631,555	\$	2,174,141

OTHER USES OF FUNDS

Developer's Fee

	Type of Uses	Total Budgeted Cost	Acquisition Basis*	Construction Basis*	Not in Basis*
40	Fee on Non-Acquisition Costs (calculate below)	\$ 1,500,000		1,500,000	
41	Fee on Acquisition Costs (calculate below)	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		1,500,000	9
42	Total Developer's Fee (\$2.5 million maximum)	\$ 1,500,000	\$	\$ 1,500,000	\$

Syndication Related Costs

Type of Uses 43 Syndication Fee	Total Budgeted Cost	Acquisition Basis*	Construction Basis*	Not in Basis*
	\$ 59,700	\$		\$ 59,700
Legal (syndication only)	25,000			25,000
Bridge Loan Fees				
46 Bridge Loan Interest				
47 Organizational Costs	12,000			12,000
48 Tax Credit Application Fee				12,000
49 Accounting and Auditing Fee	25,000			25,000
50 Partnership Management Fee				25,000
51 Other Predev't Interest, Cost Review	35,000		35,000	
52 Total Syndication Related Costs	\$ 156,700	\$	\$ 35,000	\$ 121,700

Guarantees and Reserves (funded amounts only)

Type of Uses	Total Budgeted Cost	Acquisition Basis*	Construction Basis*	Not in Basis*
53 Construction Guarantee				+101012000
54 Operating Reserve	80.155			80,155
55 Rent-up Reserve	75,000			75,000
56 Other Investor reserve	96,704	82 AS 48-93 AS 50 S		96,704
57 Total Guarantees and Reserves	\$ 251,859			\$ 251,859
58 Total Uses of Funds	\$ 14,714,255	\$	\$ 12,166,555	\$ 2,547,700

^{*} Complete for Tax Credit Requests Only

	n Non-acquisition Costs	Fee on Costs Over \$10 Million	Fee on Costs \$10 Million or Less
59	Total Development Costs (from line 39 above)	\$ 12,805,696	5 (4) 7 (4) (4)
60	Less Acquisition Costs (from line 38 above)	(1,610,000)	
61	Less Construction Contingency (from line 08 above)	(383,110)	
62	Less Financing (Soft Cost) Contingency (from line 28 above)	(10,000)	Spinish September 1999
63	Non-acquisiton Costs	10,802,586	
64	Lesser of \$10,000,000 or Non-acquisition Costs (enter on both lines)	10,000,000	10,000,000
65	Non-acquisition Fee Basis	802,586	10,000,000
66	Fee Percentage	10%	15%
67	Fee on Non-acquisition Costs	\$ 80,259	\$ 1,500,000

Total = \$ 1,500,000

Fee on Acquisition Costs

68	Acquisition Costs (from line 38 above)	\$ 1,610,000	
69	Lesser of \$10,000,000 or Acquisition Costs (enter on both lines)	1,610,000	1,610,000
70	Acquisition Fee Basis		1,610,000
71	Fee Percentage	5%	10%
72	Fee on Acquisition Costs	\$	\$ 161,000

Total =

\$ 1,500,000

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



PROJECT SOURCES





TOTAL DEVELOPMENT COSTS

DEBT

Primary Debt Service Financing

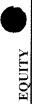
Type of Funds	Requested Source of Funds (Name of Lender)	Debt Coverage	Annual	Internet Date Dates	Amortization	1	
Toy-avenue Donde		27772		anna isa ianii	reriod	Loan Lerm	Loan Amount
ray-cyclipt Dollds				%			
Private Loan	Bank of America	1.15	386.815	7,000%	30	30	4 800 000
HPTF	DCDHCD					2	7,000,000
				0 /			
				%			
Other				%			
Credit Enhancement							
Total Debt Service Financing			\$ 386,815				\$ 4,800,000
						1	

Subordinate Debt Service Financing

Type of Funds	Requested Source of Funds (Name of Lender)	DCR% Cash	If Grant,	Annual	Internet Date I can Town	T. 55.5 A.	Loan c	Loan or Grant
HPTF	DCDHCD		בוופו ז וופופ	s aymeni \$	meresi Kate %	Loan term	ww s	500,000
					%			
					%			
DMH Grant	рсрнср							
Other DMPED New Communities DMPED	DMPED	Cash Flow						1.900.000
Other					%			
Total Subordinate Debt Service Financing	D.			\$			\$ 2	2,400,000
lotal Debt (Debt Service + Cash Flow Financing)	tancing)			\$ 386,815			\$ 2	7,200,000

7,200,000

Total Debt and Grants



Type of Equity	Source of Equity	Amount
Historic Tax Credit Proceeds (from next section)		∽
Low Income Housing Tax Credit Proceeds (from next secti * assumes man	it * assumes market pricing at 72 cent per syndicator proposals	\$ 7,163,284
Developer's Equity (not from syndication proceeds)		
Interim Income (occupied rehabilitation projects)		
Other: Deferred Fee	Deferred Developer Fee	350,971

7,514,255 14,714,255

Total Equity
Total Sources of Funds (Total Debt and Grants+ Equity)

Maximum DHCD Loan Amount (cash flow financing)

Total Uses of Funds (from previous section)

Debt Service Financing (from above)

Other Cash Flow non-DHCD Primary Financing and grants (from above)

Non-DHCD Primary including DHCD

Historic Tax Credit Syndication Proceeds (from next section)

Low Income Tax Credit Syndication Proceeds (from next section)

Maximum DHCD Funds Loan Amount

14,714,255	(4,800,000)	(7,200,000)		(7,163,284)	(4,449,029)
A	64	⇔	69	S	69

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)

Substantial EXISTING BUILDING I	Rehabilitation (a.		x Credit Regula	tionsDepartn	nent's standard is	different)	
Location and Placed-in-S	ervice Informat	ion					
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
1015 1st Street, NW	Deed	/ /	0	5,500,000	01/15/73	01/15/73	0
		/ /			/ /	/ /	
		/ /			1 /	/ /	
		/ /			1 1	/ /	
		/ /			/ /	/ /	
		/ /			/ /	/ /	
		/ /			/ /	/ /	
		/ /			1 /	/ /	
		/ /			/ /	1 1	
		/ /			/ /	/ /	
		/ /			/ /		
		/ /				/ /	
		/ /			/ /	/ /	
Total		/_/		\$ 5,500,000	/ /		
	costs equal:	\$ d the greater of mit:	the following t	partment's sta	box only)	x \$6000 = x 20% =	\$ - \$ -
ELECTIONS							
Minimum Set-aside Electi ☐ 20% of the u ☐ 40% of the u	mits will be occu	pied by househ	olds with incon	ne below 50% one below 60% o	of the area median	1 1	
Rent Floor Election The rent floor for the project Date of alloc Date the project			k one box only)				

SYNDICATION INFORMATION

ptact	Brian Flanagan	Phone	980-233-6462	
Type of Offering (mark one box only) ☐ Public		Schedule for	Funds to be Paid	
		Percent Paid	Amount Paid	Date Paid
☑ Private		5%	\$ 363,102.00	/ /
		75%	\$ 5,446,535.00	/ /
pe of Investors (mark	÷ ·	10%	\$ 726,205.00	/ /
☐ Individual	s	10%	\$ 726,205.00	/ /
☐ Fund		%	\$	/ /
☑ Corporation	on	%	\$	/ /

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)	\$	\$ 12,166,555
Federal Grants Financing Qualifying Costs (list below)		9 12,100,555
Other Non-qualifying Financing		(
Value of Commercial Space		(
Non-qualifying Units of Higher Quality		(
Federal Historic Tax Credit		(
Adjusted Project Costs		\$ 12,166,555
Adjustment for Qualified Census Tract (130% maximum)		130%
igible Basis	\$	\$ 15,816,522
plicable Fraction (calculate below)		
Qualified Basis	\$	\$ 15,816,522
Applicable Percentage (construction basis qualified for 4% or 9%?)	4%	9%
Low Income Housing Tax Credit Eligible	\$	\$ 1,423,487

Estimated Low-Income Housing Tax Credit Syndication Proceeds

Description	Amount
Combined Low Income Housing Tax Credit Eligible (result from previous table)	\$ 1,423,487
Tax Credit Period (10 years)	x 10
Total Tax Credit Received Over Period	\$ 14,234,869
Raise Ratio from Syndicator's Proposal	0.73
Gross Proceeds from Low Income Housing Tax Credit	\$ 10,391,455
Gross Proceeds from Historic Tax Credit (calculate below)	2 2 3 2 2 3 3 1 2 2
Total Equity from Syndication Proceeds	\$ 10,391,455

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)	7,163,284
Gross Proceeds from Historic Tax Credit (calculate below)	()
Low Income Housing Tax Credit Syndication Proceeds (to Sources of Funds worksheet)	\$ 7,163,284
Raise Ratio from Syndicator's Proposal * assumes market pricing at 72 cent per syndicator proposals	0.72
Total Tax Credit Received Over Period	\$ 9,950,000
Tax Credit Period (10 years)	÷ 10
aximum Low-Income Housing Tax Credit	\$ 995,000

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	e following formulas (mar	k one box only)	
☑ Percent of Units		☐ Percent of Square Footage	
Low Income Units	60	Low Income Sq. Ft.	
Total Units	60	Total Sq. Ft.	
Unit Percentage	100.00%	Sq. Ft. Percentage	
Gross Proceeds from Historic Tax Cred	dits		
Historic Tax Credit		\$	
Raise Ratio from Syndicator's Proposal		X	
Gross Proceeds from Historic Tax Credit	(to Sources of Funds wor	ksheet) \$	

Sources of Federal Financing

GENERAL INFORMATION

PROJECT SUMMARY INFORMATION

Project Information

Project Name

The SeVerna

Address

1015 1st Street NW

City and State Sponsor

Washington, DC Golden Rule Apartments, Inc.

Funding Applied For

Housing Production Trust Fund	
Low-Income Housing Tax Credit (LIHTC)	
Other: 9% Tax Credits	
Department of Mental Health	

Occupancy Restrictions	
Units 30% or less of AMI	
Units at 51-60% of AMI	
77 1	

Zip Code

30 MΙ 30 Units at 61-80% of AMI Units at 81-100% of AMI

20001

Units at market rates

Total Units 60

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	60	5.00%			%	
Market Rate Units			\$		%	
Nonresidential		5.00%	\$ 10,260		%	
Total	60		\$ 765,225			3 10,200
Trended Effective Gross Income		i		I		\$ 765,225

PROJECT EXPENSES

Expense Categories	Annual Expense	Years Until Sustaining Occupancy	Annual Trending		Trended Expense
Administrative	\$ 58,000		%	\$	58,000
Management Fee (Effective Gross Income x percentage)	37,721			\$	38,261
Utilities	30,600		%	\$	30,600
Operating and Maintenance	91,000		%	\$	91,000
Taxes and Insurance	90,000		%		90,000
Reserve for Replacement	\$ 13,300		%		13,300
Total Project Expenses	\$ 320,621		<u> </u>	\$	321,161
Trended Net Operating Income (Effective Gross Income - Project	Expenses)			S	444,064
Annual Debt Service Financing Payments				\$	(386,815)
Annual Cash Flow Financing Payments				\$	(386,815)
Remaining Cash Flow (Net Operating Income - Financing Payme	nts)			\$	(329,566)

Primary Debt Service Financing

Source of Funds	Lender	Debt Coverage	Interest Rate	Amortization Term	Loan Term	Annual Payment	Amount
Tax-exempt Bonds			%				
Private Loan	Bank of Amer	1	0	30	30	386,815	4,800,000
HPTF	DCDHCD		%₀				1,000,000
			%				
Other			%				
Total Debt Service Final	ncing					\$ 386,815	\$ 4,800,000

Subordinate Debt Service Financing

Requested Source of Funds	Lender		Interest Rate	Loan Term		nual vment		Amount
HPTF	DCDHCD				\$		S	500,000
			%					
			%			***************************************		
	DMPED New Communities	Loan			3	886,815	-	1,900,000
Total Cash Flow Financing			***************************************		S 3	86,815	\$	2,400,000

Equity

	Type of Equity	Source of Equity		Amount
Developer's Equity (not from		Deferred Developer Fee	S	350,971
Interim Income (occupied reh	abilitation projects)			
Historic Tax Credit Proceeds				······
Low Income Housing Tax Cre	edit Proceeds	995,000 in 9% tax credits*		7,163,284
Total Equity	* assumes marke	t pricing at 72 cent per syndicator proposals		7,514,255
Total Sources of Funds (mus	st equal Total Uses of Funds)		1	4,714,255

USES OF FUNDS

Type of Uses	Amount
Construction or Rehabilitation Costs	\$ 9,592,890
Fees Related to Construction or Rehabilitation	1,125,665
Financing Fees and Charges	477,141
Acquisition Costs	1,610,000
Total Development Costs	12,805,696
Syndication Related Costs	156,700
Guarantees and Reserves	251,859
Developer's Fee	1,500,000
Total Uses of Funds	\$ 14,714,255

PROJECT DESCRIPTION

The SeVerna will be a new construction development of 60 affordable apartments in the Northwest One New Communities area, with 30 units targeted to families making <30% AMI and 30 units for families making <60%AMI. Studios, one, two, three, and four bedroom units will be available, located in a 5 story building along 1st Street NW and 2-over-2 townhouses along L Street NW. The building will be financed with 9% tax credits, DMPED New Communities gap funding, DHCD HPTF financing, and conventional debt.



20-YEAR OPERATING PRO FORMA:

Income	 Year 1	 Year 2	Year 3	Year 4		Year 5		Year 6		Year 7
ow Income Units	\$ 794,700	\$ 794,700	\$ 794,700	\$ 794,700	\$	794.700	\$	794,700	\$	794,700
Larket Rate Units		**************************************					-		*	721,700
Nonresidential	10,800	\$ 10,800	\$ 10,800	\$ 10,800	\$	10,800		10,800	s	10,800
Gross Project Income	805,500	 805,500	805,500	805,500		805,500	_	805,500	Ψ.	805,500
Vacancy Allowance	(40,275)	(40,275)	(40,275)	 (40,275)	_	(40,275)		(40,275)		(40,275)
Effective Gross Income	\$ 765,225	\$ 765,225	\$ 765,225	\$ 765,225	\$	765,225	\$	765.225	\$	765,225

Expenses

Administrative	\$ 58,000	\$ 58,000	\$ 58,000	\$ 58,000	\$	58,000	\$	58,000	\$	58,000
Management Fee	37,721	38,261	38,261	38,261		38,261	<u> </u>	38,261	Ť	38,261
Utilities	30,600	30,600	30,600	30,600	 	30,600		30,600		30,600
Maintenance	91,000	91,000	91,000	91,000		91,000		91,000		91,000
Taxes and Insurance	90,000	90,000	90,000	90,000		90,000		90,000		90,000
Replacement Reserve	13,300	13,300	 13,300	13,300		13,300		13,300	_	13,300
Total Expenses	\$ 320,621	\$ 321,161	\$ 321,161	\$ 321,161	\$	321,161	\$	321,161	\$	321,161
Net Operating Income	\$ 444,604	\$ 444,064	\$ 444,064	\$ 444,064	\$	444,064	s	444,064	\$	444.064

Primary Debt Service Financing

Tax-exempt Bonds			Π		<u> </u>		Γ		<u> </u>		<u> </u>	
Private Loan	386,815	386,815		386,815	┢─	386,815	\vdash	386,815		386,815	 	386,815
HPTF			1		_		_		-	200,012	-	200,012
DHS					┢				\vdash		 	
									 			
Other			1 1									
otal Debt Service	\$ 386,815	\$ 386,815	\$	386,815	\$	386,815	S	386,815	\$	386,815	•	386,815
Cash Flow	\$ 57,789	\$ 57,249	\$	57,249	\$	57,249	\$	57,249	\$	57,249	\$	57,249
Debt Coverage Ratio	1.15	 1.15		1.15	<u> </u>	1.15	-	1.15	<u> </u>	1.15	<u> </u>	1.15

Subordinate Debt Service Financing (displays grants and loans)

HPTF	\$		\$	\$	\$		\$		\$		\$	
			. 1.	Andrew Control								
				1.7774							-	
Other			· .									
Total Cash Flow Debt	\$		\$ 	\$	<u> </u>		S		•		•	
Remaining Cash Flow	S	57,789	\$ 57,249	\$ 57,249	\$	57,249	\$	57,249	\$	57,249	\$	57,249
Debt Coverage Ratio		1.15	1.15	1.15		1.15		1.15	Ť	1.15	Ψ	1.15



Income		Year 8	 Year 9		Year 10	1	Year 11		Year 12	3	Year 13	,	Year 14
ow Income Units	\$	794,700	\$ 794,700	\$	794,700	\$	794,700	\$	794,700	\$	794,700	\$	794,70
Market Rate Units													
Nonresidential	\$	10,800	\$ 10,800	\$	10,800	\$	10,800	\$	10,800	\$	10,800	\$	10,80
Gross Project Income		805,500	 805,500		805,500		805,500		805,500		805,500		805,50
Vacancy Allowance		(40,275)	(40,275)		(40,275)		(40,275)	***********	(40,275)		(40,275)		(40,27.
Effective Gross Income	\$	765,225	\$ 765,225	\$	765,225	\$	765,225	\$	765,225	\$	765,225	\$	765,22
Expenses													
Administrative	\$	58,000	\$ 58,000	\$	58,000	\$	58,000	\$	58,000	\$	58,000	\$	58,00
Management Fee	\top	38,261	38,261		38,261	Ť	38,261		38,261	~~	38,261	<u> </u>	38,26
Utilities		30,600	30,600	<u> </u>	30,600		30,600		30,600		30,600		30,60
Maintenance		91,000	91,000		91,000	_	91,000		91,000		91,000		91,00
Taxes and Insurance	1	90,000	90,000		90,000		90,000	-	90,000		90,000		90,00
Replacement Reserve		13,300	13,300		13,300		13,300		13,300		13,300		13,30
Total Expenses	\$	321,161	\$ 321,161	\$	321,161	\$	321,161	\$	321,161	\$	321,161	\$	321,16
			 							_		_	
Net Operating Income Primary Debt Service Fin	\$ ar	444,064	\$ 444,064	\$	444,064	\$	444,064	\$	444,064	\$	444,064	\$	444,06
Net Operating Income Primary Debt Service Fin Fax-exempt Bonds		444,064	\$ 444,064	\$	444,064	\$	444,064	\$	444,064	\$	444,064	\$	444,06
Primary Debt Service Fin		386,815	\$ 386,815	\$	386,815	\$		\$		\$		\$	
Primary Debt Service Fin Tax-exempt Bonds			\$	\$		\$	386,815	\$	386,815	\$	386,815	\$	
Primary Debt Service Fin Fax-exempt Bonds Private Loan			\$	\$		\$		\$		\$		\$	
Primary Debt Service Fin Tax-exempt Bonds Private Loan HPTF			\$	\$		\$		\$		\$		\$	
Primary Debt Service Fin Tax-exempt Bonds Private Loan HPTF			\$	\$		\$	386,815	\$		\$		\$	
Primary Debt Service Fin Fax-exempt Bonds Private Loan HPTF DHS	iar	386,815	386,815		386,815		386,815		386,815		386,815		386,81
Primary Debt Service Fin Fax-exempt Bonds Private Loan HPTF DHS Other otal Debt Service	s	386,815	\$ 386,815	\$	386,815	\$	386,815	\$	386,815	\$	386,815	\$	386,81
Primary Debt Service Fin Tax-exempt Bonds Private Loan HPTF DHS Other Total Debt Service Cash Flow	iar	386,815 386,815 57,249	386,815 386,815 57,249		386,815 386,815 57,249		386,815 386,815 57,249		386,815 386,815 57,249		386,815 386,815 57,249		386,81 386,81 57,24
Primary Debt Service Fin Fax-exempt Bonds Private Loan HPTF DHS Other otal Debt Service	s	386,815	\$ 386,815	\$	386,815	\$	386,815	\$	386,815	\$	386,815	\$	386,81
Primary Debt Service Fin Tax-exempt Bonds Private Loan HPTF DHS Other otal Debt Service Cash Flow Debt Coverage Ratio	s s s	386,815 386,815 57,249	\$ 386,815 386,815 57,249	\$	386,815 386,815 57,249	\$	386,815 386,815 57,249	\$	386,815 386,815 57,249	\$	386,815 386,815 57,249	\$	386,81 386,81 57,24
Primary Debt Service Fin Fax-exempt Bonds Private Loan HPTF DHS Other Total Debt Service Cash Flow Debt Coverage Ratio	\$ \$	386,815 386,815 57,249	\$ 386,815 386,815 57,249	\$	386,815 386,815 57,249	\$ \$	386,815 386,815 57,249	\$	386,815 386,815 57,249	\$	386,815 386,815 57,249	\$	386,81 386,81 57,24
Primary Debt Service Fin Tax-exempt Bonds Private Loan HPTF DHS Other otal Debt Service Cash Flow Debt Coverage Ratio	s s s	386,815 386,815 57,249	\$ 386,815 386,815 57,249	\$	386,815 386,815 57,249	\$	386,815 386,815 57,249 1.15	\$	386,815 386,815 57,249	\$ \$	386,815 386,815 57,249	\$	386,81 386,81 57,24
Primary Debt Service Fin Tax-exempt Bonds Private Loan HPTF DHS Other otal Debt Service Cash Flow Debt Coverage Ratio	s s s	386,815 386,815 57,249	\$ 386,815 386,815 57,249	\$	386,815 386,815 57,249	\$ \$	386,815 386,815 57,249 1.15	\$	386,815 386,815 57,249	\$ \$	386,815 386,815 57,249	\$	386,81 386,81 57,24



Income	Year 15		Year 16	 Year 17		Year 18		Year 19		Year 20
Low Income Units	\$ 794,70) \$	794,700	\$ 794,700	\$	794,700	\$	794,700	S	794,700
Market Rate Units		T							Ť	
Nonresidential	\$ 10,80) \$	10,800	\$ 10,800	\$	10,800	\$	10,800	s	10,800
Gross Project Income	805,50	0	805,500	805,500		805,500	ļ.	805,500		805,500
Vacancy Allowance	(40,27	5)	(40,275)	(40,275)	Г	(40,275)	T	(40,275)		(40,275)
Effective Gross Income	\$ 765,22:	\$	765,225	\$ 765,225	\$	765,225	\$	765,225	\$	765,225

Expenses

Administrative	\$ 58,000	\$ 58,000	\$ 58,000	\$	58,000	\$	58,000	S	58,000
Management Fee	38,261	38,261	38,261		38,261	Ť	38,261	Ť	38,261
Utilities	30,600	30,600	30,600	 	30,600		30,600		30,600
Maintenance	91,000	91,000	91,000		91,000		91,000	<u> </u>	91,000
Taxes and Insurance	90,000	90,000	 90,000		90,000		90,000		90,000
Replacement Reserve	13,300	13,300	13,300		13,300		13.300	 	13,300
Total Expenses	\$ 321,161	\$ 321,161	\$ 321,161	\$	321,161	\$	321,161	\$	321,161
Net Operating Income	\$ 444,064	\$ 444,064	\$ 444,064	\$	444,064	\$	444,064	\$	444,064

Primary Debt Service Finar

Timaly Debe Delvice M	Hai.									
Tax-exempt Bonds										
Private Loan		386,815	386,815	386,815		386,815	<u> </u>	386,815		386,815
HPTF					 		 	000,010	-	200,012
DHS										
Other										
Total Debt Service	\$	386,815	\$ 386,815	\$ 386,815	\$	386,815	\$	386,815		386,815
Cash Flow	\$	57,249	\$ 57,249	\$ 57,249	\$	57,249	\$	57,249	\$	57,249
Debt Coverage Ratio		1.15	1.15	1.15	Ė	1.15	Ť	1.15	<u> </u>	1.15

Subordinate Debt Service F

HPTF	\$		\$ 	\$	\$	\$	\$
	_			 		 	
Other							
Total Cash Flow Debt	\$		\$ 	\$ 	\$ 	\$ 	\$
Remaining Cash Flow	\$	57,249	\$ 57,249	\$ 57,249	\$ 57,249	\$ 57,249	\$ 57,249
Debt Coverage Ratio		1.15	1.15	1.15	1.15	1.15	 1.15

DEVELOPMENT FINANCE DIVISION FINANCING APPLICATION

FORM 202

Application Cover Page							
RFP Issued	DHCD/DMH Issued 4-10-09; Closed 5-18-09						
Organization Name	Golden Rule Apartments, Inc.						
Project Title	The SeVerna (former Golden Rule Center Site)						
I certify that I am authorized to oblig	ateGolden Rule Apartments, Inc to apply for funding (name of organization)						
from the District of Columbia Depart I certify that all information containe	ment of Housing and Community Development. Furthermore, d herein is accurate to the best of my knowledge.						

vouve L. Will Authorized Organization Official Yvonne L. Williams Print Name

5/18/2009 Date Secretary / Two such Title



DEVELOPMENT FINANCE DIVISION APPLICATION

FINANCING

FORM

202

GENERAL INFORMATION

Funding Applied For Housing Production Trust F Low-Income Housing Tax C Department of Mental Healt Other: 9% credits APPLICANT INFORMAT	Credit (LIHTC) h (DMH)	\$ \$ \$ 842,824		e(s) of Funds, ietion, rehabilitat	
Applicant Name	Golden Rule Apartments, In	ıc.			
Mailing Address	1100 New Jersey Avenue, N				
Contact	Yvonne Williams	Phone	(202)	789	0700
Title	Secretary	Fax	(202)		1009
		E-mail		ms1@starpowe	
OWNERSHIP ENTITY IN Owner/Borrower Name Taxpayer ID	Golden Rule Apartments, In 23- 7121105	C.			
of Ownership (mark o	nne hox only)				
☐ Individual ☐ Corporation				Limited Liabil	ity Corporation
	ation for corporations and co	,		ouler.	
Na	те	Taxpayer I	D	Ownership Interest	Nonprofit
		-			□Yes □No
		*		%	
		-		%	□Yes □No

PROJECT INFORMATION

Amenities (mark all that apply)			
☐ Cable Access	☑ Laundry F.	acilities	
☐ Transportation Services	□ Washer/Di	ryer Hook-up	
☑ Carpet	☐ Other:	-	
☑ Dishwasher	Other:		
☑ Disposal	☐ Other:		
☑ Microwave	☐ Other:		
Type of Project (mark all that apply)			
☑ New Construction			
☐ Substantial Rehabilitation (over \$3	0,000 per unit)		
☐ Moderate Rehabilitation (under \$3			
Existing Building Information (complete all tha	t apply)		
Percentage currently occupied	- *FF · 2/	NA - new construction	
Project includes historic rehabilitation?		☐Yes ☑No	
Project involves the permanent relocation of tenar	nts?	□Yes ⊠No	
Project involves the temporary relocation of tenan		⊠Yes □No	
Year the building was built		NA - there are no buildings currently at the	he site
Number of Residential Buildings		Track and Associated	1.63
Garden (walk-up)		Total Land Area (acres)	1.63 current; 1.41 under
Townhouse	6	Total Duilding Anna (ausas annu f	re-opened L St
Detached	<u> </u>	Total Building Area (gross square foote Residential Units: Low-Income	
Semi-detached		Residential Units: Low-Income Residential Units: Market	65,345
Elevator (< 5 floors)		Nonresidential Units	
rise (5-10 floors)	1		11.531
high-rise (> 10 floors)		Common Space:	11,531
	7	circulation (hallways, stairways etc.) recreation:	
		recreation,	
Type of Occupancy (show number of units)		_	
Families	60_	other:	
DMH Consumer			
Special Needs		Total Gross Square Footage	76,876
Total Units	60		
Targeted Special Needs Population Met (show r	number of units)		
☐ Licensed assisted living facilities.			
☐ Homeless shelters or transitional housing for			
 Housing targeted people with disabilities (bar 			
☐ Individuals and families making	< 30%AMI will qu	alify for DCHA LRSP units	30
Other:			
Total Special Needs Units			30

Occupancy Restrictions of Project (show number of units)	
Units to be occupied by households with income 30% or less of the area median Units to be occupied by households with income at 31-40% of the area median to be occupied by households with income at 41-50% of the area median	30
to be occupied by households with income at 51-60% of the area median	
Units to be occupied by households with income at 61-80% of the area median	30
Units to be occupied by households with income at 81-100% of the area median	
Units that will be unrestricted (>100% of area median)	
Total Units	
	60
Low-Income Use Restrictions	
What is the total number of years for the units to be restricted?	15

ANTICIPATED DEVELOPMENT SCHEDULE

Site Control Activity	Date (MM/YYYY)
	o signamenta atra de escap
Date site will be leased by the leasing entity	02/1973
Zoning Status	/
Current Zoning Classification C-2-A	
Describe Current Classification	
Permits matter-of-right low density development, including office, retail, and all	
Kinds of residential uses to a maximum lot occurrence of cook c	
a maximum FAR of 2.5 for residential use and 1.5 FAR for other permitted uses, and a maxim Zoning change, variance or waiver required?	
Zoning change, variance or waiver required?	num height of fifty (50) feet
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)	/
vale of financing reservation from the Department (60 days 6	06/2009
ate first communicates received from other lenders (public and private)	08/2009
ate that plans and specifications completed	09/2009
rate 10% of project costs incurred (no later than 5 months from carryover allocation)	12/2009
ate of construction loan closing (all sources)	12/2009
ate construction or rehabilitation begins (total construction period will be	01/2010
ate 50% of construction or rehabilitation completed	0112010
ate of substantial completion of construction or rehabilitation	07/2010
ate first certificate of occupancy received	01/2011
ate final certificate of occupancy received	02/2011
ate sustaining occupancy achieved	02/2011
ate of permanent loan closing	05/2011
	05/2011



DEVELOPMENT TEAM INFORMATION

PEVELOPMENT TEAM MEMBERS

Developer	MissionFirst Development	Henson D	evelopment Company	
N.4. '11'	1330 New Hampshire Avenue, NW #116,	Box 2646	9	
Mailing Address	Washington, DC 20036	Baltimore	, MD 21207	
Contact	Sarah Constant; Dan Henson	Phone	202-223-3401	410-367-8001
Title	President; Founder	- Fax	202-223-9750	410-367-8012
D&B Duns Number		E-mail	constant@missionfirst.c	
		···	daniel.henson@hensondev	
Guarantor	MissionFirst Development	Golden Ri	ale Apartments, Inc.	еюритенсо.сот
	1330 New Hampshire Avenue, NW #116,	1100 New	Jersey Avenue, NW	
Mailing Address	Washington, DC 20036	Washingto	on, DC 20001	
Contact	Sarah Constant; Yvonne Williams	Phone	202-223-3401	202 700 0700
Title	President; Secretary - Treasurer	Fax	202-223-9750	202-789-0700
D&B Duns Number		E-mail	constant@missionfirst.co	202-842-1009
General Contractor	Hamel Builders, Inc.		yvonne.williams1@star	ower.net
Mailing Address	5710 Furnace Avenue, Suite H; Elkridge, N	ID 21075		
Contact	Tom Wahl	Phone	201.631.1106	
Title	Vice President	- Fax	301-621-1106	-
D&B Duns Number		***	410-379-6705	
	- 10 - 10 - 10 - 10 - 10 - 10 - 10 - 10	_E-mail	twahl@hamelbuilders.co	m
Management Agent	CIH Properties, Inc.			
Mailing Address		0		
Contact	9316 Piney Branch Road, Suite 106, Silver Kevin O'Malley			
itle	Executive Vice-President	Phone	301-445-5000	***
D&B Duns Number	Executive vice-President	Fax	301-445-1605	-
Dans Number		E-mail	komalley@cihproperties	.com
Consultant	N/A			
Mailing Address	IV/A			
Contact				
Title		Phone		•
D&B Duns Number		Fax	()	_
Ded Duns Number		E-mail		
Architect	T · · · · · ·			
Mailing Address	Envision Design			
Contact	1211 Connecticut Avenue, Suite 250, Washi	ngton, DC 2	20036	
Title	Ann Ardery	Phone	202-775-9000	_
	Architect	Fax	202-775-9001	4
D&B Duns Number		E-mail	aardery@envisionsite.com	n
N.T. M. To	_			
Nonprofit Participant	Golden Rule Apartments, Inc.			
Mailing Address	1100 New Jersey Avenue, NW Washington,	DC 20001		
Contact		Phone	202-789-0700	L
Title	Secretary - Treasurer	Fax	202-842-1009	
D&B Duns Number		E-mail	yvonne.williams1@starpo	uver not
			y voime, withdrist (testarpe	Wei.liet
	JDC Construction			
MBE/WBE Participant	and Constitution			
MBE/WBE Participant Mailing Address		ashington T	C 20036	
Mailing Address Contact	1330 New Hampshire Avenue, Suite 124, W			
Mailing Address Contact Citle	1330 New Hampshire Avenue, Suite 124, W. Shawn Samuel	Phone	202-528-4728	
Mailing Address Contact	1330 New Hampshire Avenue, Suite 124, W. Shawn Samuel President			-

DEVELOPMENT TEAM MEMBERS

Equity Provider	RBC Capital Markets				
failing Address	2101 Rexford Road, Suite 375W	7. Charlotte, North Care	olina 28211	· · · · · · · · · · · · · · · · · · ·	
Contact	Brian C. Flanagan	Phone	980-233-6462		
Title	Regional Director	Fax	980-233-6501		
D&B Duns Number		E-mail	brian.flanagan@	rbc com	
Closing Attorney	Nolan Sheehan Patten LLP				··········
Mailing Address	50 Federal Street, 8th Floor, Bos	ston, Massachusetts 021	110		····
Contact	Brian Patten	Phone	617-451-1725		
Title	Attorney	Fax	617-451-1729		····
D&B Duns Number		E-mail	**************************************	eehanpatten.com	
Private Lenders Mailing Address	Bank of America 730 15th Street, NW, Washingto	- DC 20007 1010			
Contact	Priya Jayachandran				
Title	Senior Vice President	Phone	202-442-7530	_	
D&B Duns Number	Semer vice Hesidem	Fax	202-442-7542	_	
		E-mail	priya.jayachandı	ran@bankofamerica.con	1
Private Lenders Mailing Address					
Contact		Phone	()		·
Title		Fax			
D&B Duns Number		E-mail			
Private Lenders Mailing Address					
Contact		Phone			
Title		Fax		_	
D&B Duns Number		E-mail			

DEVEL	OPMENT	TEAM	HISTORY

Are there direct or indirect identity of interests, financial or otherwise, among any members of the development team? If yes, explain.	□Yes	ØNo
	* · · · · · · · · · · · · · · · · · · ·	
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	ØNo
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 (volunte	ary)	
Are any of the development team members LSDBEs? If yes, provide the following data on the business (mark all the pply):	^{at} ☑Yes	□No
 □ American Indian or Alaskan Native □ Asian or Pacific Islander □ Hispanic □ 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 entity's role. Current Owner	° □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 Sponsor of Golden Rule Apartments, 901 New Jersey Avenue NW, 183 unit project-based Section 8 apartment build	⊠Yes ding .	□No
Poes the nonprofit entity have a board of directors that includes community residents or members of organizations leadquartered 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, 100% of the board is community based; Services provided include affordable housing sponsor of over 300 unit	⊠Yes s,	□No
as well as provider of daycare, drug rehab, prison and ex-offender services.		
Is the nonprofit entity affiliated with or controlled by a for-profit organization? If yes, describe the affiliation.	□Yes	ØNo
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. Golden Rule Apartments Inc. closed on a McKinney Loan of \$350,000 with DCHFA for predevelopment expenses of the second	⊠Yes	□No
August 11, 2006. The project has been awarded DCHA Local Rent Supplement Program (LRSP) funds	111	
for 30 units for residents below 30% AMI		

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

COMMUNITY REVITALIZATION This Section is Not Applicable

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

NIF	
NRSA	
New Communities	\square
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
Census tract 47.00 is a 2009 qualified census tract as defined in Section 42(d)(5)(C) of the Internal Revenue Code, as	listed
in http://www.huduser.org/Datasets/qct/QCT2009M.PDF	



PROJECT INCOME

RESIDENTIAL RENTAL INCOME

Low-Income Units

Unit Des	cription	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
0	1	30%	2	550	\$100	\$700.00	LRSP	700	\$ 1,400	\$ 16,800
0	1	60%	3	550	\$100	\$700.00		700	2,100	25,200
1	1	30%	14	760	\$115	\$975.00	LRSP	975	13,650	163,800
I	1	60%	14	760	\$115	\$975.00		975	13,650	163,800
2	2	30%	6	1,100	\$120	\$1,175.00	LRSP	1,175	7,050	84,600
2	2	60%	5	1,100	\$120	\$1,175.00		1,175	5,875	70,500
3	3	30%	6	1,400	\$160	\$1,375.00	LRSP	1,375	8,250	99,000
3	3	60%	6	1,400	\$160	\$1,375.00		1,375	8,250	99,000
4	3.5	30%	2	1,600	\$200	\$1,500.00	LRSP	1,500	3,000	36,000
4	3.5	60%	2	1,600	\$200	\$1,500.00		1,500	3,000	36,000
Fotal			60	59,330					\$ 66,225	\$ 794,700

Vacancy Allowance (Total Annual Income x Vacancy Rate)

5.00%

\$ (39,735)

Effective Gross Income/Low Income Units (Total Annual Income - Vacancy Allowance)

Market Rate Units NOT APPLICABLE

Unit Des	cription		Number of	Unit Size	Contract	Monthly	Annual
Bedrooms	Baths		<u>.</u>	(Net Leasable Sq.			
Bearooms	bains		Units	Ft.)	Rent	Income	Income
						\$	\$

					V-1	<u> </u>	1
			······································				
			***************************************	*			

otal Market R						\$	s
acancy Allow	ance (Total	Annual Income x Vacancy Rate)	****	•		<u> </u>	1

Effective Gross Income/Market Rate Units (Total Annual Income - Vacancy Allowance)

NONRESIDENTIAL INCOME

	Square	Monthly	Annual
Description of Type and Size	footage	Income	Income
ry		900	\$ 10,800
Total Nonresidential		\$ 900	10,800
Vacancy Allowance (Total Annual Income x Vacancy Rate)	5.00%		(540)
Effective Gross Income/Nonresidential Space (Total Annual Income - Va-	cancy Allowance)	•	10,260
Effective Gross Income (sum Low Income, Market Rate, Nonresidential to	tals)		765,225

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

Description of Type and Size	Units	Footage		
Total Non-income				
* Tenant Paid Utilities (mark all utilities to be paid by tenants)				
Household Electric		Cooking (describe):	electric	
☑ Air Conditioning electric		Heat (describe):	electric	
☐ Hot Water (describe):		Other (describe):		

Number of

Square



PROJECT EXPENSES

ADMINISTRATIVE EXPENSES		
Advantising and Mankating		\$ 3,000
Advertising and Marketing Other Administrative Expense (describe)		5 5,000
Office Salaries		45,000
		45,000
Office Supplies		
Office or Model Apartment Rent Management Fee (Effective Gross Income x Annual Rate of	5.00%)	37,721
Manager or Superintendent Rent Free Unit	3.0076	3/5/22
Legal Expenses (project only)		2,000
Auditing Expenses (project only)		8,000
Bookkeeping Fees and Accounting Services		•••••
Telephone and Answering Services		
Bad Debts		
Miscellaneous Administrative Expenses (describe)		
Annual Tax Credit Monitoring Fee (\$25.00 per tax credit unit)		(
Total Administrative Expenses		\$ 95,721
Total Administrative Expenses		<u> </u>
UTILITY EXPENSES (paid by owner)		
Fuel Oil		\$
Electricity		5,600
Gas		··
Water		25,000
Sewer (included above with water)		***************************************
Cotal Utility Expenses		\$ 30,600
OPERATING AND MAINTENANCE EXPENSES		
Janitor and Cleaning Payroll		\$
Janitor and Cleaning Supplies		
Janitor and Cleaning Contract		
Exterminating Payroll or Contract		5,000
Exterminating Supplies		
Garbage and Trash Removal		10,000
Security Payroll or Contract		20,000
• -		20,000
Grounds Payroll Grounds Supplies		
Grounds Contract		7,000
		45,000
Repairs Payroll (includes materials)		
Repairs Material		<u> </u>
Repairs Contract		4,000
Elevator Maintenance or Contract		4,000
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 (describe)		
Aiscellaneous Operating and Maintenance Expenses		
Total Operating and Maintenance Expenses		\$ 91,000

TAXES AND INSURANCE

Real Estate Taxes				\$ 60,000
ayment in Lieu of Taxes	Total:	Years:	Annual:	
Payroll Taxes (FICA)				
Miscellaneous Taxes, Licenses and Permits				
Property and Liability Insurance (hazard)				 30,000
Fidelity Bond Insurance				
Workmen's Compensation				
Health Insurance and Other Employee Benefits				
Other Insurance (describe)				
Total Taxes and Insurance				\$ 90,000
Reserve for Replacement				\$ 13,300
Total Operating Expenses				\$ 320,621
Net Operating Income (Effective Gross Income	- Total Operatin	ng Expenses)		\$ 444,604



USES OF FUNDS

TOTAL DEVELOPMENT COSTS

Construction or Rehabilitation Costs

	Type of Uses	Percentage	Total Budgeted Cost	Acquisition Basis*	Construction Basis*	Not in Basis*
01	Net Construction Costs		7,662,200		7,662,200	
02	General Requirements	5.00%	383,110		383,110	
03	Builder's Profit					
04	Builder's General Overhead	7.00%	563,172		563,172	
05	Bond Premium		61,298		61,298	
06	Other Demolition, Security		540,000		40,000	500,000
07	Total Construction Contract		\$ 9,209,780	\$	\$ 8,709,780	500,000
08	Construction Contingency	5.00%	383,110		383,110	
09	Total Construction Costs		\$ 9,592,890	\$	\$ 9,092,890	\$ 500,000

Fees Related to Construction or Rehabilitation

Type of Uses	Percentage	Total Budgeted Cost	Acquisition Basis*	Construction Basis*	Not in Basis*
10 Architect's Design Fee	6.50%	\$ 498,043	\$	\$ 498,043	\$
11 Architect's Supervision Fee	1.00%	76,622		76,622	
12 Architect Reimbursable Additional Design					
13 Real Estate Attorney		65,000		65,000	
14 Marketing		25,000			25,000
Surveys		55,000		55,000	
16 Soil Borings		35,000		35,000	
17 Appraisal		10,000		10,000	
18 Market Study		10,000		10,000	
19 Environmental Report		25,000		25,000	
20 Tap Fees		50,000		50,000	
21 Other: Permits, const period utilities, const mnger		276,000		276,000	
22 Total Fees		\$ 1,125,665	\$	\$ 1,100,665	\$ 25,000

Financing Fees and Charges

	Type of Uses	Tota	ıl Budgeted Cost	Acquisition Basis*	Construction Basis*	Not in Basis*
23	Construction Interest	\$	210,000	\$	\$ 210,000	\$
24	Real Estate Taxes		35,000		35,000	
25	Insurance Premium		30,000		30,000	
26	Mortgage Insurance Premium					
27	Title and Recording		69,600		40,000	29,600
28	Financing (soft cost) Contingency		10,000		10,000	
29	Other Lenders' Origination Fees (non-syndication only)		57,541		48,000	9,541
30	Other Lenders' Legal Fees (non-syndication only)		45,000		45,000	
31	Other Inspection Fees		20,000		20,000	
32	Total Financing Fees and Charges	\$	477,141	\$	\$ 438,000	\$ 39,141

^{*} Complete for Tax Credit Requests Only

Acquisition Costs

•	Type of Uses	Total Budgeted Cost	Acquisition Basis*	Construction Basis*	No	t in Basis*
33	Building Acquisition	\$ 1,610,000	\$		\$	1,610,000
34	Land Acquisition		10 A Sec. 40			
35	Carrying Charges: Describe:					
36	Relocation Costs					
37	Other					
38	Total Acquisition Costs	\$ 1,610,000	\$	\$	\$	1,610,000
39	Total Development Costs (TDC)	\$ 12,805,696	\$	\$ 10,631,555	\$	2,174,141

OTHER USES OF FUNDS

Developer's Fee

		Tot	al Budgeted	Acquisition	Construction	
	Type of Uses		Cost	Basis*	Basis*	Not in Basis*
40 Fee on Non-Acqu	usition Costs (calculate below)	\$	1,500,000	A CONTRACTOR OF THE STATE OF	1,500,000	\$
41 Fee on Acquisition	on Costs (calculate below)					
42 Total Developer	's Fee (\$2.5 million maximum)	\$	1,500,000	\$	\$ 1,500,000	\$

Syndication Related Costs

Syndication Related Costs	Total Budgeted	Acquisition	Construction	
Type of Uses	Cost	Basis*	Basis*	Not in Basis*
43 Syndication Fee	\$ 59,700	\$		\$ 59,700
Legal (syndication only)	25,000			25,000
Bridge Loan Fees				
46 Bridge Loan Interest				
47 Organizational Costs	12,000			12,000
48 Tax Credit Application Fee				
49 Accounting and Auditing Fee	25,000			25,000
50 Partnership Management Fee				
51 Other Predev't Interest, Cost Review	35,000		35,000	
52 Total Syndication Related Costs	\$ 156,700	\$	\$ 35,000	\$ 121,700

Guarantees and Reserves (funded amounts only)

<u> </u>	nances and Reserves funded amounts only					
		Total Budgeted	Acquisition	Construction		
	Type of Uses	Cost	Basis*	Basis*	No	t in Basis*
53	Construction Guarantee					
54	Operating Reserve	80,155				80,155
55	Rent-up Reserve	75,000				75,000
56	Other Investor reserve	96,704				96,704
57	Total Guarantees and Reserves	\$ 251,859	165575		\$	251,859
58	Total Uses of Funds	\$ 14,714,255	\$	\$ 12,166,555	\$	2,547,700

^{*} Complete for Tax Credit Requests Only

n Non-acquis	tion Costs	Fee on Costs Over \$10 Million	Fee on Costs \$10 Million or Less
	nent Costs (from line 39 above)	\$ 12,805,696	
60 Less Acquisition	n Costs (from line 38 above)	(1,610,000)	
61 Less Construct	on Contingency (from line 08 above)	(383,110)	285561
62 Less Financing	(Soft Cost) Contingency (from line 28 above)	(10,000)	
63 Non-acquisitor	Costs	10,802,586	
64 Lesser of \$10,0	00,000 or Non-acquisition Costs (enter on both lines)	10,000,000	10,000,000
65 Non-acquisitio	n Fee Basis	802,586	10,000,000
66 Fee Percentage		10%	15%
67 Fee on Non-ac	quisition Costs	\$ 80,259	\$ 1,500,000

Total = \$ 1,500,000

Fee on Acquisition Costs

68 Acquisition Costs (from line 38 above)	68	Acquisition	Costs	(from	line	380	above)
---	----	-------------	-------	-------	------	-----	--------

- Lesser of \$10,000,000 or Acquisition Costs (enter on both lines)
- 70 Acquisition Fee Basis
- 71 Fee Percentage
- 72 Fee on Acquisition Costs

\$ 1,610,000	
1,610,000	1,610,000
	1,610,000
5%	10%
\$	\$ 161,000

Total =

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

\$ 1,500,000





TOTAL DEVELOPMENT COSTS

DEBT

Frinary Debt Service Financing							
	, , , , , , , , , , , , , , , , , , ,		1000000				
	Requested Source of Funds (Name of	Deot Coverage	Annual		_		
Type of Funds	[Lender]	Ratio	Payment	Interest Rate Period	_	Loan Term	Loan Amount
Tax-exempt Bonds				%			
Private Loan	Bank of America	1.15	386,815	7.000%	30	30	4,800,000
HPTF	DCDHCD			0/0			
				9/6			
Other				9%			
Credit Enhancement							
Total Debt Service Financing			\$ 386,815			1	\$ 4,800,000
)							

Subordinate Debt Service Financing

	Requested Source of Funds (Name of	DCR/% Cash	If Grant,	Annual			Loan or Grant
Tyme of Funds	I ender)	Flow	enter Y here	Payment	Interest Rate Loan Term	Loan Тегт	Amount
HPTF	DCDHCD	Cash Flow			9/0		\$ 500,000
					%		
					9/6		
DMH Grant	DCDHCD						
Other DMPED New Communities DMPED	DMPED	Cash Flow					1,900,000
					%		
The state of the s				₹			\$ 2.400,000
Total Supordinate Dept Service Fillalicii				•			
	Đ		-			-	4

Total Subordinate Debt Service Financing Total Debt (Debt Service + Cash Flow Financing)

7,200,000 7,200,000

386,815

Total Debt and Grants

PROJECT SOURCES

ا اسکا
_
H
=
-1
\circ 1
(m)

		•	
Type of Equity	Source of Equity		Amount
Historic Tax Credit Proceeds (from next section)			\$
Low Income Housing Tax Credit Proceeds (from next secti * assumes grant in lieu of LIHTC, 85 cent pricing	i * assumes grant in lieu of LIHTC, 85 cent pricing		\$ 7,163,284
Developer's Equity (not from syndication proceeds)			
Interim Income (occupied rehabilitation projects)			
	Deferred Developer Fee		350,971
Total Equity			\$ 7,514,255

Total Equity

Total Sources of Funds (Total Debt and Grants + Equity)

14,714,255

Maximum DHCD Loan Amount (cash flow financing)

Total Uses of Funds (from previous section)

Debt Service Financing (from above) Other Cash Flow non-DHCD Primary Financing and grants (from above)

Non-DHCD Primary including DHCD

Historic Tax Credit Syndication Proceeds (from next section)

Low Income Tax Credit Syndication Proceeds (from next section)

Maximum DHCD Funds Loan Amount

14,714,255	(4,800,000)	(7,200,000)		(7,163,284)	(4,449,029)
S	\$	\$	\$	œ	\$

LOW-INCOME HOUSING TAX CREDIT



Complete This Section Only If You Are Applying For Tax Credits

Type of Low Income House		Requested (m	ark all that app	ly)			
✓ New Constru							
☐ Substantial F	Rehabilitation (a.	s defined in Ta	x Credit Regula	tionsDepartn	nent's standard is d	different)	
EXISTING BUILDING IT	NFORMATION	1					
Location and Placed-in-Se	ervice Informat	ion			·		
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
1015 1st Street, NW	Deed	/ /	0	5,500,000	01/15/73	01/15/73	0
, , , , , , , , , , , , , , , , , , ,		7 7		0,000,000	/ /	/ /	
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		/ /			1 1	1 1	
		/ /			1 1	/ /	
	<u> </u>	/ /			/ /	1 1	
Total				\$ 5,500,000]		
Substantial Rehabilitation Total rehabilitation related of Total rehabilitation related of Costs are at 1	costs equal: costs must excee	\$ ed the greater o	_	-	e box only)	x \$6000 =	•
☐ Costs are at 1	-		ted basis:	Basis		x 20% =	\$ -
		projecto adjuo	ousis:	***************************************	Ψ	. 2070	<u> </u>
ELECTIONS							
	nits will be occi	pied by housel			of the area median		
Rent Floor Election The rent floor for the project Date of alloc Date the project	ation	-	k one box only)				

ntact	Brian Flanagan	Phone	980-233-6462	
ype of Offering (mark	one box only)	Schedule for 1	Funds to be Paid	
☐ Public		Percent Paid	Amount Paid	Date Paid
☑ Private		5%	\$ 363,102.00	/ /
		75%	\$ 5,446,535.00	/ /
ype of Investors (mark	one box only)	10%	\$ 726,205.00	/ /
☐ Individual	s	10%	\$ 726,205.00	/ /
☐ Fund		%	\$	/ /
☑ Corporation	on	%	\$	/ /

Maximum Low-Income Housing Tax Credit Based on Eligible Costs

	Acquisition	Construction
Description	Basis	Basis
Total Uses of Funds (from Uses of Funds worksheet)	\$	\$ 12,166,555
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	()	(
Adjusted Project Costs		\$ 12,166,555
Adjustment for Qualified Census Tract (130% maximum)	Malian and a second	130%
Figible Basis	\$.	\$ 15,816,522
plicable Fraction (calculate below)	%	100%
Qualified Basis	\$	\$ 15,816,522
Applicable Percentage (construction basis qualified for 4% or 9%?)	4%	9%
Low Income Housing Tax Credit Eligible	\$	\$ 1,423,487

Estimated Low-Income Housing Tax Credit Syndication Proceeds

Description	Amount
Combined Low Income Housing Tax Credit Eligible (result from previous table)	\$ 1,423,487
Tax Credit Period (10 years)	x 10
Total Tax Credit Received Over Period	\$ 14,234,869
Raise Ratio from Syndicator's Proposal	0.73
Gross Proceeds from Low Income Housing Tax Credit	\$ 10,391,455
Gross Proceeds from Historic Tax Credit (calculate below)	
Total Equity from Syndication Proceeds	\$ 10,391,455

Maximum Low-Income Housing Tax Credit Based on Proceeds Needed

Income Housing Tax Credit (calculate below) Income Housing Tax Credit Syndication Proceeds (to Sources of Funds worksheet) Ratio from Syndicator's Proposal *assumes grant in lieu of LIHTC, 85 cent pricing Tax Credit Received Over Period	Amount
Proceeds Needed (enter lesser of Total Equity from Syndication Proceeds or Financing Gap)	7,163,284
Gross Proceeds from Historic Tax Credit (calculate below)	()
Low Income Housing Tax Credit Syndication Proceeds (to Sources of Funds worksheet)	\$ 7,163,284
Raise Ratio from Syndicator's Proposal * assumes grant in lieu of LIHTC, 85 cent pricing	0.85
Total Tax Credit Received Over Period	\$ 8,428,235
Tax Credit Period (10 years)	÷ 10
aximum Low-Income Housing Tax Credit	\$ 842,824

Sources of Federal Financing			
Show all direct and indirect federal funds f	inancing qualified costs 1	below	
Other			
Total Federal Funds		\$	
Applicable Fraction			
The applicable fraction is the lesser of the	following formulas (mar	k one box only)	
••	<u> </u>		
☑ Percent of Units		☐ Percent of Square Footage	
Low Income Units	60	Low Income Sq. Ft.	
Total Units	60	Total Sq. Ft.	
Unit Percentage	100.00%	Sq. Ft. Percentage	
Gross Proceeds from Historic Tax Cred	its		
Historic Tax Credit		\$	
Raise Ratio from Syndicator's Proposal		X	
Gross Proceeds from Historic Tax Credit	to Sources of Funds wor	ksheet) \$	

GENERAL INFORMATION

PROJECT SUMMARY INFORMATION

Project Information						
Project Name	The SeVerna					
Address	1015 1st Street NW					
City and State	Tund \$ Credit (LIHTC) \$		······································	Zip Code	20001	A
City and State Washington, DC						
Funding Applied For				Occupancy Res	strictions	
Housing Production Trust Fund		\$	-	Units 30% or le	ss of AMI	30
Low-Income Housing Ta		\$		Units at 51-60%	of AMI	30
Other: 9% Tax C	redits	<u> </u>	842,824	Units at 61-80%	6 of AMI	***************************************
Department of Mental Ho	ealth	\$,	Units at 81-100	% of AMI	
•				Units at market	rates	
				Total Units		60
PROJECT INCOME (A	Effective Gross Income)					

		Vacancy		Years Until Sustaining	Annual	
Source of Income	Total Units	Rate	Annual EGI	Оссирансу	Trending	Trended EGI
Low-Income Units	60	5.00%	\$ 754,965		%	\$ 754,965
Market Rate Units			\$		%	\$
Nonresidential		5.00%	\$ 10,260		%	\$ 10,260
Total	60		\$ 765,225			
Trended Effective Gross Income		•	***************************************	•		\$ 765,225

PROJECT EXPENSES

		***************************************	Years Until			***************************************
·	,	Annual Sustaining Annual		7	rended	
Expense Categories	l E	xpense	Оссирапсу	Trending	E	xpense
Administrative	\$	58,000		%	\$	58,000
Management Fee (Effective Gross Income x percentage)		37,721			\$	38,261
Utilities		30,600		%	\$	30,600
Operating and Maintenance		91,000		%	\$	91,000
Taxes and Insurance		90,000		%	\$	90,000
Reserve for Replacement	\$	13,300		%	\$	13,300
Total Project Expenses	\$	320,621			\$	321,161
Trended Net Operating Income (Effective Gross Income - Proje	ect Expenses,)			\$	444,064
Annual Debt Service Financing Payments					\$	(386,815
Annual Cash Flow Financing Payments					\$-	(386,815
Remaining Cash Flow (Net Operating Income - Financing Paym	nents)				\$	(329,566

Primary Debt Service Financing

Source of Funds	Lender	Debt Coverage	Interest Rate	Amortization Term	Loan Term	Annual Payment	Amount
Tax-exempt Bonds			%				
Private Loan	Bank of Amer	1	0	30	30	386,815	4,800,000
HPTF	DCDHCD		9%				
			%				
Other			%				
Total Debt Service Finan	ncing					\$ 386,815	\$ 4,800,000

Subordinate Debt Service Financing

					1	Annual		
Requested Source of Funds	Lender	į	Interest Rate	Loan Term	P	ayment		Amount
HPTF	DCDHCD				\$		\$	500,000
			%					
			%					
OTHER	DMPED New Communities	Loan				386,815	•••••	1,900,000
Total Cash Flow Financing) -				\$	386,815	\$	2,400,000

Equity

Type of Equity	Source of Equity	A	mount
Developer's Equity (not from syndication proceeds)	Deferred Developer Fee	\$	350,971
Interim Income (occupied rehabilitation projects)			
Historic Tax Credit Proceeds			
Low Income Housing Tax Credit Proceeds	842,824 in 9% tax credits*		7,163,284
Total Equity	* assumes grant in lieu of LIHTC, 85 cent pricing		7,514,255
Total Sources of Funds (must equal Total Uses of Funds	nds)	14	4,714,255

USES OF FUNDS

Type of Uses	Amount
Construction or Rehabilitation Costs	\$ 9,592,890
Fees Related to Construction or Rehabilitation	1,125,665
Financing Fees and Charges	477,141
Acquisition Costs	1,610,000
Total Development Costs	12,805,696
Syndication Related Costs	156,700
Guarantees and Reserves	251,859
Developer's Fee	1,500,000
Total Uses of Funds	\$ 14,714,255

PROJECT DESCRIPTION

The SeVerna will be a new construction development of 60 affordable apartments in the Northwest One New Communities area, with 30 units targeted to families making <30% AMI and 30 units for families making <60%AMI. Studios, one, two, three, and four bedroom units will be available, located in a 5 story building along 1st Street NW and 2-over-2 townhouses along L Street NW. The building will be financed with 9% tax credits, DMPED New Communities gap funding, DHCD HPTF financing, and conventional debt.



20-YEAR OPERATING PRO FORMA:

	20-	YEAR OF												
Income		Year 1		Year 2		Year 3		Year 4		Year 5		Year 6		Year 7
ow Income Units	\$	794,700	\$	794,700	\$	794,700	\$	794,700	\$	794,700	\$	794,700	\$	794,700
Aarket Rate Units														
Nonresidential		10,800	\$	10,800	\$	10,800	\$	10,800	\$	10,800	\$	10,800	\$	10,800
Gross Project Income		805,500		805,500		805,500		805,500		805,500		805,500		805,500
Vacancy Allowance		(40,275)		(40,275)		(40,275)		(40,275)		(40,275)		(40,275)		(40,275)
Effective Gross Income	\$	765,225	\$	765,225	\$	765,225	\$	765,225	\$	765,225	\$	765,225	\$	765,225
Expenses														
Administrative	\$	58,000	\$	58,000	\$	58,000	\$	58,000	\$	58,000	\$	58,000	\$	58,000
Management Fee		37,721		38,261		38,261		38,261		38,261		38,261		38,261
Utilities		30,600		30,600		30,600		30,600		30,600		30,600		30,600
Maintenance		91,000		91,000		91,000		91,000		91,000		91,000		91,000
Taxes and Insurance		90,000		90,000		90,000		90,000		90,000		90,000		90,000
Replacement Reserve		13,300		13,300		13,300		13,300		13,300		13,300		13,300
Total Expenses	\$	320,621	\$	321,161	\$	321,161	\$	321,161	\$	321,161	\$	321,161	\$	321,161
Net Operating Income	\$	444,604	\$	444,064	\$	444,064	\$	444,064	\$	444,064	\$	444,064	\$	444,064
Primary Debt Service Fin Tax-exempt Bonds	ancin	g	_		Τ	· · · · · · · · · · · · · · · · · · ·			T		1			
Private Loan	_	386,815	 	386,815	†	386,815	╁	386,815	一	386,815	 	386,815	 	386,815
HPTF	1				T		t^-		t		\vdash			
DHS					†		m		T		╅			
	1				T		†	***************************************	T		†		1	
Other	1		T		一		m						Г	
	1	****	m		T		1	·	\top				1	
otal Debt Service	\$	386,815	\$	386,815	\$	386,815	\$	386,815	\$	386,815	\$	386,815	\$	386,815
Cash Flow	\$	57,789	\$	57,249	\$	57,249	\$	57,249	\$	57,249	\$	57,249	\$	57,249
Debt Coverage Ratio		1.15		1.15	1	1.15		1.15		1.15		1.15		1.15
Subordinate Debt Service	Fina	neina (dist	olavi	arante an	d lo	ane)								
HPTF	\$ 1112	nemig (uis)	S S	giants dil	\$	ustoj	T \$		S		\$		\$	
111 11	+		Ψ		+*		Ψ		+*		۳		1	
	+		†		T		1	<u> </u>	T		 		T	
Other	1	<u></u>			T		十一		†		T			
ľ	1				1	A	1		T		1		1	
Total Cash Flow Debt	\$	***************************************	\$		\$		\$		\$		\$		\$	
Remaining Cash Flow	\$	57,789	\$	57,249	\$	57,249	\$	57,249	\$	57,249	\$	57,249	\$	57,249
Debt Coverage Ratio		1.15								3		7		1.15



reservoirs of Supering and Communical Development				_		_							7 11
Income	Year 8		Year 9		Tear 10		Year 11		Year 12		Year 13		Year 14
ow Income Units	\$ 794,700	\$	794,700	\$	794,700	\$	794,700	\$	794,700	\$	794,700	\$	794,700
Market Rate Units										111			
Nonresidential	\$ 10,800	\$	10,800	\$	10,800	\$	10,800	\$	10,800	\$	10,800	\$	10,800
Gross Project Income	805,500		805,500		805,500		805,500		805,500		805,500		805,50
Vacancy Allowance	(40,275)		(40,275)		(40,275)		(40,275)		(40,275)		(40,275)		(40,275
Effective Gross Income	\$ 765,225	\$	765,225	\$	765,225	\$	765,225	\$	765,225	\$	765,225	\$	765,225
Expenses													
Administrative	\$ 58,000	\$	58,000	\$	58,000	\$	58,000	\$	58,000	\$	58,000	\$	58,000
Management Fee	38,261		38,261		38,261		38,261		38,261		38,261		38,26
Utilities	30,600		30,600		30,600		30,600		30,600		30,600	1 1 11	30,600
Maintenance	91,000		91,000		91,000		91,000		91,000		91,000		91,00
Taxes and Insurance	90,000		90,000		90,000		90,000		90,000		90,000	de di	90,00
Replacement Reserve	13,300		13,300		13,300		13,300	7 2 7	13,300		13,300		13,30
Total Expenses	\$ 321,161	\$	321,161	\$	321,161	\$	321,161	\$	321,161	\$	321,161	\$	321,16
Net Operating Income	\$ 444,064	\$	444,064	\$	444,064	\$	444,064	\$	444,064	\$	444,064	\$	444,06
Primary Debt Service Fin	a r	1,5 40,00		l Rossal		8 B0388				leve		18889	olioentellione
Private Loan	386,815		386,815		386,815		386,815		386,815		386,815		386,81
	300,013		200,012		200,012		200,012	a artea Baildaí	300,013				200,01
HPTF												a da sa	
DHS													
Other		52.15											
				<u> </u>							000000		200.01
otal Debt Service	\$ 386,815	\$	386,815	\$	386,815	\$	386,815	\$	386,815	\$	386,815	\$	386,81
Cash Flow	\$ 57,249	\$	57,249	S	57,249	\$	57,249	\$	57,249	\$	57,249	\$	57,24
Debt Coverage Ratio	1.15		1.15		1.15		1.15		1.15		1.15	: Paus	1.1
Subordinate Debt Service	e F												
HPTF	\$	\$		\$		\$		\$		\$		\$	
		1 1 2 2 1 1 1											
Other						0.000							
Total Cash Flow Debt	l s	S		8		S		\$	65/65/766/62/66/	 \$		\$	
Remaining Cash Flow	\$ 57,249	S	57,249	\$	57,249		57,249	_		-			57,24
Debt Coverage Ratio	1.15		1.15		1.15		1.15	_	1.15		1.15		1.1



Income	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20
Low Income Units	\$ 794,700	\$ 794,700	\$ 794,700	\$ 794,700	\$ 794,700	\$ 794,700
Market Rate Units						
Nonresidential	\$ 10,800	\$ 10,800	\$ 10,800	\$ 10,800	\$ 10,800	\$ 10,800
Gross Project Income	805,500	805,500	805,500	805,500	805,500	805,500
Vacancy Allowance	(40,275)	(40,275)	(40,275)	(40,275)	(40,275)	(40,275)
Effective Gross Income	\$ 765,225	\$ 765,225	\$ 765,225	\$ 765,225	\$ 765,225	\$ 765,225

Expenses

17A PCIGOD						
Administrative	\$ 58,000	\$ 58,000	\$ 58,000	\$ 58,000	\$ 58,000	\$ 58,000
Management Fee	38,261	38,261	38,261	38,261	38,261	38,261
Utilities	30,600	30,600	30,600	30,600	30,600	30,600
Maintenance	91,000	91,000	91,000	91,000	91,000	91,000
Taxes and Insurance	90,000	90,000	90,000	90,000	90,000	90,000
Replacement Reserve	13,300	13,300	13,300	13,300	13,300	13,300
Total Expenses	\$ 321,161	\$ 321,161	\$ 321,161	\$ 321,161	\$ 321,161	\$ 321,161
Net Operating Income	\$ 444,064	\$ 444,064	\$ 444,064	\$ 444,064	\$ 444,064	\$ 444,064

Primary Debt Service Finan

Tax-exempt Bonds	o to promise de la collègio del del collègio					
Private Loan	386,815	386,815	386,815	386,815	386,815	386,815
HPTF						
DHS						
Other						
Total Debt Service	\$ 386,815	\$ 386,815	\$ 386,815	\$ 386,815	\$ 386,815	\$ 386,815
Cash Flow	\$ 57,249	\$ 57,249	\$ 57,249	\$ 57,249	\$ 57,249	\$ 57,249
Debt Coverage Ratio	1.15	1.15	1.15	1.15	1.15	1.15

Subordinate Debt Service F

HPTF	i de come de de come de	a o ringinis entimitists	i de la	c .		e de la companya de l
Hrir						
Other			9.00.0000000000000000000000000000000000			
						-
Total Cash Flow Debt	\$	\$	\$	\$	\$	\$
Remaining Cash Flow	\$ 57,249	\$ 57,249	\$ 57,249	\$ 57,249	\$ 57,249	\$ 57,249
Debt Coverage Ratio	1.15	1.15	1.15	1.15	1.15	1.15