

III. DEVELOPMENT INFORMATION

A. Structure and Units:

1.	Total number of all units in development	<u>111</u>		
	Total number of rental units in development	<u>111</u>	bedrooms	<u>225</u>
	Number of low-income rental units	<u>111</u>	bedrooms	<u>225</u>
	Percentage of rental units designated low-income	<u>100.00%</u>		

2. The development's structural features are (check all that apply):

- | | | | |
|-------------------------------------|---------------------|--------------------------|------------------------|
| <input type="checkbox"/> | Row House/Townhouse | <input type="checkbox"/> | Detached Single-family |
| <input checked="" type="checkbox"/> | Garden Apartments | <input type="checkbox"/> | Detached Two-family |
| <input checked="" type="checkbox"/> | Slab on Grade | <input type="checkbox"/> | Basement |
| <input type="checkbox"/> | Crawl space | Age of Structure: | <u>0</u> |
| <input checked="" type="checkbox"/> | Elevator | Number of stories: | <u>5</u> |

3.	Number of new units	<u>111</u>	bedrooms	<u>225</u>
	Number of adaptive reuse units	<u>0</u>	bedrooms	<u>0</u>
	Number of rehab units	<u>0</u>	bedrooms	<u>0</u>

4. Total Floor Area For The Entire Development 153,897.00 (sq. ft.)

5. Unheated Floor Area (Breezeways, Balconies, Storage) 33,134.00 (sq. ft.)

6. Nonresidential Commercial Floor Area 0.00 (sq. ft.)
(Not eligible for funding)

7. Total Usable Residential Heated Area 120,763.00 (sq. ft.)

8. Number of Buildings (containing rental units) 1

9. Commercial Area Intended Use: _____

10. Project consists primarily of a building(s) which is (are) **(CHOOSE ONLY ONE)**

- Low-Rise (1-5 stories with any structural elements made of wood)
- Mid-Rise (5-7 stories with no structural elements made of wood)
- High-Rise (8 or more stories with no structural elements made of wood)

11. a. Total Net Rental Square Feet 96,264.00

b. Percentage of Net Rentable Square Feet Deemed To Be New Rental Space 100.00%

B. Building Systems:

Please describe each of the following in the space provided.

Community Facilities: Fitness Center, Community Room, community laundry, washer dryer hookup, free internet & DirecTV

Exterior Finish: Brick and siding

Heating/AC System: Heat Pump

Architectural Style: _____

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C. Amenities:

1. Specify the average size per unit type: **(Including pro rata share of heated common area)**

Assisted Lvg	0.00 SF	1Bdrm Eld	0.00 SF	3-Bdrm Gar	1,361.28 SF
1-Sty-Eff-Eld	0.00 SF	2Bdrm Eld	0.00 SF	4-Bdrm Gar	0.00 SF
1-Sty 1BR-Eld	0.00 SF	Eff-Gar	0.00 SF	2+Sty 2BR TH	0.00 SF
1-Sty 2BR-Eld	0.00 SF	1-Bdrm Gar	840.51 SF	2+Sty 3BR TH	0.00 SF
Eff-Eld	0.00 SF	2-Bdrm Gar	1,066.25 SF	2+Sty 4BR TH	0.00 SF

2. Total gross usable, heated square feet for the entire project less nonresidential commercial area:

120,763.00 Documentation attached (TAB F) Mandatory
(Sq. ft.)

NOTE: All developments must meet VHDA's **Minimum Design and Construction Requirements**.
By signing and submitting the Application For Reservation of Low Income Housing Tax Credits the applicant certifies that the proposed project budget, plans & specifications and work write-ups incorporate all necessary elements to fulfill these requirements.

3. Check the following items which apply to the proposed project:

Documentation attached (TAB F Architect Certification) Mandatory

For any project, upon completion of construction/rehabilitation: (Optional Point items)

100% a(1) Percentage of 2-bedroom units that have 1.5 bathrooms

100% a(2) Percentage of 3 or more bedroom units that have 2 bathrooms

b. A community/meeting room with a minimum of 749 square feet is provided

50% c. Percentage of exterior walls covered by brick (excluding triangular gable ends, doors and windows)

d. All kitchen and laundry appliances meet the EPA's Energy Star qualified program requirements

e. All windows meet the EPA's Energy Star qualified program requirements

f. Every unit in the development is heated and cooled with either (i) heat pump equipment with both a SEER rating of 15.0 or more and a HSPF rating of 8.5 or more, or (ii) air conditioning equipment with a SEER rating of 15.0 or more, combined with gas furnaces with an AFUE rating of 90% or more

g. Water expense is sub-metered (the tenant will pay monthly or bi-monthly bill)

h. Each bathroom consists only of low-flow faucets (2.2 gpm max.) and showerheads (2.5gpm max.)

i. Provide necessary infrastructure in all units for high speed cable, DSL or wireless internet service.

j. All water heaters meet the EPA's Energy Star qualified program requirements.

k. Every unit in the development will be heated and cooled with a geothermal heat pump that meets EPA Energy Star qualified program requirements.

l. The development will have a solar electric system that will remain unshaded year round, be oriented to within 15 degrees of true south, and be angled horizontally within 15 degrees of latitude.

Expected Total Electrical Load (kilowatt hours per month):	0
Percent of Expected Load Offset By Solar Electric System:	0.00%

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For all projects exclusively serving elderly and/or handicapped tenants, upon completion of construction/rehabilitation: (Optional Point items)

- a. All cooking ranges will have front controls
- b. All units will have an emergency call system
- c. All bathrooms will have an independent or supplemental heat source
- d. All entrance doors have two eye viewers, one at 48" and the other at standard height

For all rehabilitation and adaptive reuse projects, upon completion of construction or rehabilitation: (Optional Point items)

- The structure is listed individually in the National Register of Historic Places or is located in a registered historic district and certified by the Secretary of the Interior as being of historical significance to the district, and the rehabilitation will be completed in such a manner as to be eligible for historic rehabilitation tax credits

Accessibility

Check one or none of the following point categories, as appropriate:

- For any non-elderly property in which the greater of 5 or 10% of the units will be subject to federal project-based rent subsidies or equivalent assistance in order to ensure occupancy by extremely low-income persons; and (ii) the greater of 5 units or 10% of the units will conform to HUD regulations interpreting accessibility requirements of section 504 of the Rehabilitation Act; and be actively marketed to people with special needs in accordance with a plan submitted as part of the Application. (All of the units described in (ii) above must include roll-in showers and roll under sinks and front controls for ranges, unless agree to by the Authority prior to the applicant's submission of its application).
- For any non-elderly property in which the greater of 5 or 10% of the units (i) have rents within HUD's Housing Choice Voucher ("HCV") payment standard; (ii) conform to HUD regulations interpreting accessibility requirements of section 504 of the Rehabilitation Act; and (iii) are actively marketed to people with mobility impairments, including HCV holders, in accordance with a plan submitted as part the Application.
- For any non-elderly property in which at least four percent (4%) of the units conform to HUD regulations interpreting accessibility requirements of section 504 of the Rehabilitation Act and are actively marketed to people with mobility impairments in accordance with a plan submitted as part of the Application.

Earthcraft or LEED Development Certification

Applicant agrees to obtain Earthcraft or LEED certification prior to issuance of IRS Form 8609. Architect certifies in the Architect Certification that the development's design will meet the criteria for such certification.

- Yes - Earthcraft Yes - LEED

If Yes to either, attach appropriate documentation at TAB F

Universal Design - Units Meeting Universal Design Standards

a. The architect of record certifies that units will be constructed to meet VHDA's Universal Design standards.

- Yes No If Yes, attach appropriate documentation at TAB F

b. Number of Rental Units constructed to meet VHDA's Universal Design standards:

111 Units 100%

VHDA Certified Property Management Agent

Owner agrees to use a VHDA Certified Property Management Agent to manage the property.

- Yes No

Yes No N/A The market-rate units' amenities are substantially equivalent to those of the low-income units. If no, explain differences: _____