

EXHIBIT A

South Carolina State Housing Finance and Development Authority 2011 LIHTC VERIFICATION OF 10% EXPENDITURE Application Checklist

This Application Package Checklist must be submitted with the Verification of 10% Expenditure Application.

Development Name: _____ Date: _____

Please check off each category for which documents are submitted or mark as N/A.

TAB	Document	Comments	Check Off
1	Verification of 10% Expenditure Application	All required signatures must be originals . Faxes will not be accepted.	
2	Verification of 10% Expenditure Application Checklist	Exhibit A Verification of 10% Expenditure	
3	Attorney Opinion Letter	Exhibit F Verification of 10% Expenditure Qualification	
4	Cost Information	Exhibit H Certification of Costs Incurred	
		Exhibit I CPA Verification of 10% Expenditure Certification Letter	
5	Gross Floor Rent Election (if applicable)	Exhibit N	
6	Site Control	If land cost is being used to meet the 10% Test then a copy of the executed deed or executed ninety-nine (99) year land lease with a recorder's clock mark or a recorder's receipt must be provided. The grantee on the deed or the land lease must be the same entity as the owner listed on the Reservation Certificate and Carryover Allocation application. The recordation date must reflect that the deed was recorded no later than six (6) months from the allocation date or the LIHTC allocation will be cancelled.	

If, upon the submission of the **Verification of 10% Expenditure Information**, it is determined that the development is not substantially the same as the development described in the Tier Two Application, the development will not receive an allocation of Low-Income Housing Tax Credits.

EXHIBIT A

South Carolina State Housing Finance and Development Authority 2011 LIHTC PLACED-IN-SERVICE Application Checklist

This Application Package Checklist must be submitted with the Placed-In-Service Application.

Development Name: _____ Date: _____

Please check off each category for which documents are submitted or mark as N/A.

TAB	Document	Comments	Check Off
1	Placed-In-Service Application	All required signatures must be originals . Faxes will not be accepted.	
	Compliance/Monitoring Fee	The first fifteen (15) years compliance monitoring fee. The fee is equal to \$35.00 for each LIHTC unit in the development . Refer to page 24 in the 2011 Tax Credit Manual.	
2	Placed-In-Service Application Checklist	Exhibit A Placed-In-Service	
3	Attorney Opinion Letters	Exhibit C (Tax Credit Eligibility)	
		Exhibit D (Acquisition/Rehabilitation Projects)	
		Exhibit E (Nonprofit Eligibility)	
4	Architect and/or Professional Engineer Certification	Exhibit G Placed-In-Service	
		Final detailed "AS-BUILT" site plan drawings (8½" x 11") to include all parking spaces (ADA included), ramps, access aiseways, crosswalks, dumpsters, landscaped areas, playground, mail boxes, building placements, retention ponds, etc.	
5	Cost Information	Exhibit J-1 CPA Placed-In-Service Certification Letter	
		Exhibit J-2 CPA Schedule of Eligible & Qualified Basis by Building	
		Exhibit J-3 CPA Schedule of Total Development Cost	
		Exhibit J-4 CPA Schedule of Qualified Basis	
		CPA Certification of Percentage of Aggregate Basis Financed by Tax Exempt Bonds (applies only to developments with bond financing that are seeking low-income housing tax credits)	
		Deferred Developer Fee – Note evidencing the principal amount and terms of repayment of any deferred repayment obligation.	
6	Entity Agreements	Final Partnership Agreement	
		Operating Agreement of LLC's (if applicable)	
7	Rent Roll	Certified Rent Roll for both new construction and rehabilitation projects.	
8	Permanent Financing Information	RHS Form 1944-51 (if applicable)	
		Permanent Loan Commitment(s)	
		Other Commitments	
9	Syndication Information	Syndication Agreement Letter – This document must include: Syndication Proceeds Amount, Syndication Value per Tax Credit dollar, and Expected Annual Tax Credit.	
10	Completion Information	Certificate(s) of Occupancy - For both new construction and rehabilitation projects, the Authority requires that all units in all buildings be 100% complete and available for immediate occupancy.	

If, upon the submission of the **Placed-in-Service Application**, it is determined that the development is not substantially the same as the development described in the Tier Two Application, the development will not receive an allocation of Low-Income Housing Tax Credits. It is expected that developments to which Low-Income Housing Tax Credits were allocated will be the same as the developments that are placing in service.

EXHIBIT A

South Carolina State Housing Finance and Development Authority 2011 LIHTC TIER ONE Application Checklist

This Application Package Checklist must be submitted with the Tier One Application.

Development Name: _____ **Date:** _____

Please check off each category for which documents are submitted or mark as N/A.

TAB	Document	Comments	Check Off		
1	Application	All required signatures must be originals . Faxes will not be accepted.			
	Application Fee	A \$1,000 application fee is due at the time of application submission.			
	Market Study Fee	A \$4,500 market study fee is due at the time of application submission.			
2	Application Checklist	Exhibit A Tier One			
3	Developer Certification for Project Rejection Form	Form 1			
4	Development Narrative	Refer to page 9 in the 2011 Tax Credit Manual	a	e	h.2
			b	f	h.3
			c	g	h.4
			d	h.1	
5	Site Control Documents	Refer to page 9 in the 2011 Tax Credit Manual *(e) not required if (a) provided.	a, b, c, or d		
			*e	f	
6	Site Suitability Determination and General Site Information	Refer to page 10 in the 2011 Tax Credit Manual	a	e	i
			b	f	
			c	g	
			d	h	
7	Zoning/Locational Standards	Refer to page 8 of the 2011 QAP			
8	Qualified Census Tract Verification	Refer to page 10 in the 2011 Manual			
9	Certified Rent Roll	Certified Rent Roll for Acquisition/Rehabilitation developments only			
10	Utility Allowance Estimate	Current Utility Cost Estimate - refer to page 15 in the 2011 Tax Credit Manual			
11	Previous Participation	Exhibit K - Refer to page 2 and page 6 in the 2011 QAP			
		Exhibit K-1 Refer to page 6 in the 2011 QAP			
		Previous South Carolina 2010 Tax Credit Completion Status- Refer to page 2 in the 2011 QAP			
12	Phase I Environmental Report	Phase I Environmental Assessment Report- Applicable to all applicants applying for tax credits. Refer to page 10 in the 2011 Tax Credit Manual			
13	Railroad Noise Study	Third Party Railroad Noise Study- refer to page 4 in the 2011 QAP			
		Railroad Mitigation Plan- refer to page 4 in the 2011 QAP			
14	Development and	Marketing Plan - refer to page 7 in the 2011 QAP			

	Targeting/Extended Use Characteristics	Copy of Certified Letter sent to Public Housing Authority- Refer to page 7 in the 2011 QAP	
		Tenant Ownership Plan (if applicable)- refer to page 7 in the 2011 QAP	
		Tenant Ownership Conversion Agreement (if applicable)- refer to page 7 in the 2011 QAP	
		Letter from Disability Agency (if applicable)- refer to page 7 in the 2011 QAP	
15	Opinions, Certifications and Exhibits (if applicable)	City/County Letter regarding water and sewer utility tie-ins. Refer to page 4 of the 2011 QAP.	
		Community Revitalization Development Plan (if applicable)- Refer to page 10 in the 2011 QAP and page 10 in the 2011 Tax Credit Manual	
		Historic Character Certification (if applicable)- Refer to page 10 in the 2011 QAP	

EXHIBIT A

South Carolina State Housing Finance and Development Authority 2011 LIHTC TIER TWO Application Checklist

This Application Package Checklist must be submitted with the Tier Two Application.

Development Name: _____ Date: _____

Please check off each category for which documents are submitted or mark as N/A.

TAB	Document	Comments	Check Off
1	Application	All required signatures must be originals . Faxes will not be accepted.	
	Application Fee	A \$5,000 application fee is due at the time of application submission.	
2	Application Checklist	Exhibit A Tier Two	
3	Attorney Opinion Letter(s)	Exhibit C (Tax Credit Eligibility)	
		Exhibit D (Acquisition/Rehabilitation Developments)	
		Exhibit E (Nonprofit Eligibility)	
4	Site Control Document	Notarized Letter – Refer to page 12 in the 2011 Tax Credit Manual	
5	Zoning/Locational Standards	Refer to page 12 in the 2011 Tax Credit Manual	
6	Architect and/or Professional Engineer Certification	Exhibit G Tier Two	
7	Cost Information - Alternative Plan for AHP Funding	Alternative Narrative Plan for AHP Funding and revised application pages 7, 8, 9 and 12	
8	Entity Information	Form LP	
		Form LLC	
		Form CORP	
		Valid Certificate of Existence for <u>each</u> ownership entity (all LPs, LLCs, and Corps) from the SC Secretary of State's Office.	
		Articles of Incorporation <u>or</u> Charter <u>or</u> By-laws for <u>ALL</u> entities that make up the ownership entity .	
9	Nonprofit Information - Provide this information if a Nonprofit is a General Partner or Member of an LLC	IRS Determination of Nonprofit Status – 501(C)(3) or 501(C)(4) Letter	
		Most Current IRS Form 990 (2008, 2009 or 2010)	
		Certificate of Existence from the SC Secretary of State's Office	
		List of Nonprofit Board Members indicating the number of years they have served on the Board.	
		List of Full Time Employees and their responsibilities	
		Narrative Statement/Plan for Material Participation – Refer to page 7 in the 2011 Tax Credit Manual	
		By-Laws <u>and</u> Mission Statement - Evidence that Nonprofit has among its exempt purposes the fostering of low-income housing.	
10	Entity Agreement	Development Agreement	
		Initial Partnership Agreement or LLC Operating Agreement	
11	Identity of Interest Certification	Exhibit P	

12	Utility Allowance Estimate	Applicable Utility Cost Estimate- (most current) Refer to Exhibit U for completing page 6 of the Tax Credit application.	
13	Acquisition/Rehabilitation Developments	Initial Building Placed-In-Service Date Information	
		Acquisition Building Service Dates (date they will be acquired)	
		Evidence of Existing Subsidies (if applicable)	
		Relocation Plan (if applicable)- Refer to page 13 in the 2011 Tax Credit Manual	
		Form 3- Developer Relocation Certification & Tenant Profile Form	
14	Physical Needs Assessment Report (if applicable)	Physical Needs Assessment Report- refer to page 12 in the 2011 Tax Credit Manual	
		Exhibit R	
15	Financing Information	Letter of Intent - RHS Form AD622 (if applicable)	
		Deferred Developer Fee – Statement of terms of the deferred repayment obligation	
		Deferred Developer Fee - Nonprofit Resolution (if applicable)	
		Conventional Letter of Intent for Construction and Permanent Financing	
		2009 or 2010 Financial Statements- Refer to page 10 in the 2011 QAP	
		Repayment Schedule for all “Soft” Loans (if applicable)	
		Other Funding Commitments (if applicable)	
16	Syndication Information	Syndication Letter of Intent must contain the ownership percentage, equity contribution, syndication factor, and expected annual tax credit.	
		Syndicator Reference Letter- Refer to page 10 in the 2011 QAP	
17	Parking Space Regulations	Parking Space Regulatory Code/Requirement (if applicable)- refer to page 13 of the 2011 Tax Credit Manual	
18	HOME Information (if applicable)	HOME Application & Exhibits	
		Manager confirmation of HOME funding eligibility	

If, upon the submission of the **Tier Two Application** it is determined that the development is not substantially the same as the development described in the Tier One Application, the development will not be considered for an allocation of Low-Income Housing Tax Credits.

EXHIBIT C

Attorney Opinion Letter For all Developments Requesting an Allocation of Tax Credits

(Letter must be typed on Attorney's Letterhead)

Low-Income Housing Tax Credit Program
South Carolina State Housing Finance and Development Authority
300-C Outlet Pointe Blvd.
Columbia, South Carolina 29210

Re: Name of Development
Address of Development
Applicant

Ladies and Gentlemen:

This opinion is rendered in compliance with the requirements of the Low-Income Housing Tax Credit Program.

The undersigned is a licensed attorney-at-law, licensed to practice before the highest court in the state in which I practice. A significant portion of my practice relates to tax matters and the interpretation of the Internal Revenue Code of 1986 (the "Code"), as amended. I am familiar with the provisions of section 42 of the Internal Revenue Code, as amended, and have advised the owner with regard to its applicability to the above-referenced development.

Based upon an independent investigation into the facts and circumstances surrounding the above-referenced development, I am of the opinion that said development qualifies for an allocation of the Low-Income Housing Tax Credit pursuant to section 42 of the Code, as amended. I have reviewed and signed the above-referenced development application dated _____.

It is my intention that the South Carolina State Housing Finance and Development Authority may rely on this opinion in making its determination whether or not to offer a reservation of the Low-Income Housing Tax Credit to this development.

Yours very truly,

EXHIBIT D

Attorney Opinion Letter For Acquisition/Rehabilitation Developments Only

(Letter Must Be Typed On Attorney's Letterhead)

Low-Income Housing Tax Credit Program
South Carolina State Housing Finance and Development Authority
300-C Outlet Pointe Blvd.
Columbia, South Carolina 29210

Re: Name of Development
Address of Development
Applicant

Ladies and Gentlemen:

This opinion is rendered in compliance with the requirements of the Low-Income Housing Tax Credit Program.

The undersigned is a licensed attorney-at-law, licensed to practice before the highest court in the state in which I practice. A significant portion of my practice relates to tax matters and the interpretation of the Internal Revenue Code of 1986 (the "Code"), as amended. I am familiar with the provisions of Section 42 of the Internal Revenue Code, as amended, and have advised the owner with regard to its applicability to the above-referenced development.

I have advised my client that beginning in 1990, Low-Income Housing Tax Credits may not be allocated solely on the basis of the acquisition of a building containing low-income units. I have advised my client that, in order to qualify, an acquired building must undergo rehabilitation. I have further advised my client as to the degree of rehabilitation which must be carried out in order for this development to qualify for the acquisition and rehabilitation credit.

I have made an independent inquiry as to the facts and circumstances surrounding the acquisition of this development by my client. I have reviewed and signed the above captioned development application dated _____.

Based upon the foregoing, I am of the opinion that the acquisition of the above-referenced development by my client meets the requirements of Section 42 of the Code, as amended. I am further of the opinion that, should the proposed rehabilitation of this development take place in the manner contemplated by my client, said development will qualify for an allocation of the Low-Income Housing Tax Credit.

It is intended that the South Carolina State Housing Finance and Development Authority may rely on this opinion in making its determination whether or not to make an allocation of the Low-Income Housing Tax Credit to this development.

Yours very truly,

EXHIBIT E

Attorney Opinion Letter For Eligible Nonprofit Organizations

(Letter Must Be Typed On Attorney's Letterhead)

Low-Income Housing Tax Credit Program
South Carolina State Housing Finance and Development Authority
300-C Outlet Pointe Blvd.
Columbia, South Carolina 29210

Re: Name of Development
Address of Development
Applicant

Ladies and Gentlemen:

You have asked that we render our opinion that (applicant) is a qualified nonprofit organization within the meaning of Section 42(h)(5) of the Internal Revenue Code. We understand that you require this opinion as a prerequisite to your consideration of making an allocation of Low-Income Housing Tax Credits to (applicant) _____ from the set-aside reserved for the use of qualified nonprofit organizations.

In rendering our opinion, we have reviewed the Articles of Incorporation and Bylaws of (Applicant) _____ as well as the Letter of Determination dated (date) _____ from the Internal Revenue Service. We have also examined the records of (applicant) _____ to determine whether or not there exists an identity of interest between (applicant) _____ and any for profit participant in the above-referenced development, (the "development") _____.

Based upon our review of the foregoing, it is our opinion that:

- (1) (Applicant) _____ - is a "qualified nonprofit organization" within the meaning of Section 42(h)(5) of the Internal Revenue Code; and
- (2) there is no identity of interest existing between (applicant) _____ and any for profit participant in the development and that no impermissible affiliation with or control by a for profit organization exists with respect to the development.

It is our intention that this opinion be relied upon by you in making your determination as to the eligibility of the development to receive Low-Income Housing Tax Credits.

Yours very truly,

EXHIBIT F

Attorney Opinion Letter For All Developments Submitting Verification of 10% Expenditure

(Letter Must Be Typed On Attorney's Letterhead)

Low-Income Housing Tax Credit Program
South Carolina State Housing Finance and Development Authority
300-C Outlet Pointe Blvd.
Columbia, South Carolina 29210

Re: Name of Development
Address of Development
Applicant

Ladies and Gentlemen:

This opinion is rendered in compliance with the requirements of the Low-Income Housing Tax Credit Program.

The undersigned is a licensed attorney-at-law licensed to practice before the highest court in the state in which I practice. A significant portion of my practice relates to tax matters and the interpretation of the Internal Revenue Code of 1986 (the "Code"), as amended. I am familiar with the provisions of Section 42 of the Internal Revenue Code, as amended, and have advised the owner with regard to its applicability to the above-referenced development.

Based upon an independent investigation into the facts and circumstances surrounding the above-referenced development, I am of the opinion that said development has met the requirements for a Carryover Allocation of Low-Income Housing Tax Credits pursuant to Code Section 42, including the requirements of Code Section 42(h)(1)(E)(ii). I have reviewed and signed the above-referenced development application dated _____.

It is my intention that the South Carolina State Housing Finance and Development Authority may rely on this opinion in making its determination whether or not this development qualifies for a Carryover Allocation of the Low-Income Housing Tax Credit.

Yours very truly,

EXHIBIT G

South Carolina State Housing Finance and Development Authority 2011 Placed In Service Architect and/or Professional Engineer Certification

Development Name: _____ Total # of Bldgs. in the project: _____

Low Income Units

Unit Type:	# of Units:	# of Baths:	Heated Area:	Total Heated Area:
Efficiency	_____	_____	_____ s.f.	_____ s.f.
1 Bedroom	_____	_____	_____ s.f.	_____ s.f.
2 Bedroom	_____	_____	_____ s.f.	_____ s.f.
3 Bedroom	_____	_____	_____ s.f.	_____ s.f.
4 Bedroom	_____	_____	_____ s.f.	_____ s.f.
Living Units Total:	_____		Sub-Total Residential Heated Sq. Ft.:	_____ s.f. (A)

Type:	# of Type:	Area:	Total Area:
Covered Porches	_____	_____ s.f.	_____ s.f.
Breezeways	_____	_____ s.f.	_____ s.f.
Outside Storage	_____	_____ s.f.	_____ s.f.
Other: _____	_____	_____ s.f.	_____ s.f.
TOTAL NON-HEATED AREA:			_____ s.f.

Market Rate Units

Unit Type:	# of Units:	# of Baths:	Heated Area:	Total Heated Area:
Efficiency	_____	_____	_____ s.f.	_____ s.f.
1 Bedroom	_____	_____	_____ s.f.	_____ s.f.
2 Bedroom	_____	_____	_____ s.f.	_____ s.f.
3 Bedroom	_____	_____	_____ s.f.	_____ s.f.
4 Bedroom	_____	_____	_____ s.f.	_____ s.f.
Living Units Total:	_____		Sub-Total Residential Heated Sq. Ft.:	_____ s.f. (B)

Type:	# of Type:	Area:	Total Area:
Covered Porches	_____	_____ s.f.	_____ s.f.
Breezeways	_____	_____ s.f.	_____ s.f.
Outside Storage	_____	_____ s.f.	_____ s.f.
Other: _____	_____	_____ s.f.	_____ s.f.
TOTAL NON-HEATED AREA:			_____ s.f.

COMMON AREAS

Office Area:	_____ s.f.	_____ s.f.
Laundry:	_____ s.f.	_____ s.f.
Exercise Room:	_____ s.f.	_____ s.f.
Computer Room:	_____ s.f.	_____ s.f.
Community Building:	_____ s.f.	_____ s.f.
Other: _____	_____ s.f.	_____ s.f.
Sub-Total Non-Residential Heated Sq. Ft.:		_____ s.f. (C)

TOTAL HEATED AREA (A+B+C): _____ s.f.

MANDATORY DESIGN CRITERIA

The development **has been** designed and constructed incorporating the following **Mandatory Design Criteria** included at no extra cost to the tenants.

For All Development Types:

1. Window coverings for each window, including glass doors, must be installed. Metal blinds are not permitted.
2. All kitchen and bathroom interior cabinets must be solid wood or wood/plastic veneer products with dual slide tracks on drawers. New cabinets must have solid wood dual sidetrack drawers and no laminate or particleboard fronts for doors or drawer fronts. Cabinets shall meet the ANSI/KCMA A1 61.1 performance and construction standard for kitchen and vanity cabinets. Cabinets shall bear the certification seal of KCMA (Kitchen Cabinet Manufacturers Association).
3. All entry doors must be metal-clad wood, steel or fiberglass doors that are insulated, paneled, and have a peephole. Deadbolt locks are required in entry doors. Dead bolt locks on entry doors should have "thumb latch" on interior side. Double keyed dead bolt locks are prohibited. The minimum clear width of all exterior doors shall be 34 inches.
4. Bi-fold and sliding interior doors are prohibited. All doors must be side hinged.
5. A landscaping plan must be submitted indicating areas to be sodded and landscaped. Landscaping plan(s) must follow any applicable landscape municipal ordinance. At a minimum, sod shall be installed on the front and side areas to a point twenty (20'-0") feet from the building(s). Landscaping may incorporate sod and drought resistant plants and shrubs. All disturbed areas not sodded must be seeded.
6. A recreation area suitable for proposed tenant targeting:
 - a. For family developments – (i) Playground for children located away from automobile traffic patterns with commercial quality play equipment (the playground area must have a minimum of four (4) separate pieces of equipment or a structure that encompasses a minimum of four (4) pieces of equipment) accessible to handicapped traffic and at least one permanently anchored, weather resistant bench, with a back, or (ii) an exercise room with a minimum of three nautilus-type work-out machines (this room's square footage may be included in the minimum 1,200 sq. ft. community building);
 - b. For older persons developments – (i) An exercise room with a minimum of three (3) nautilus type work-out machines (this room's square footage may be included in the minimum 1,200 sq. ft. community building), or (ii) a minimum of one gazebo that is covered, with bench seating, equipped with an Energy Star ceiling fan with light fixture.
7. A new development sign at the entrance(s) to the complex affixed with a Fair Housing logo.
8. Exterior lighting fixtures at all entry doors including individual apartment units, community buildings, and common areas within the building(s). Fixtures at the individual apartment units are to be controlled from the interior of the unit.
9. Enclosed trash dumpsters and/or compactors. The dumpster must be enclosed by solid fencing on at least three sides. The pad and approach pad to the dumpster must be concrete and not asphalt. The trash dumpster/compactor must be ADA accessible and located on an ADA accessible route.
10. Roofing materials shall be anti-fungal shingles with a minimum 25-year warranty.
11. The following Energy Star appliances must be provided in each unit: Full sized refrigerator-freezer, with ice maker, having a minimum size of fourteen (14) cubic feet.
12. At least fourteen (14) SEER HVAC units must be installed. If the Physical Needs Assessment, completed for a rehabilitation development, does not recommend replacement of existing HVAC units in the development, this mandatory criterion is waived. However, any replacement HVAC units installed in the development must be at least fourteen (14) SEER. All refrigeration lines must be insulated. All developments must have central heat and air. Window units are not allowed for any development type.
13. A laundry facility containing: (a) at least one (1) commercial washer and one (1) commercial dryer per twenty-four (24) units; and (b) adequate seating and at least one (1) table for folding clothes. For developments containing more than one hundred (100) rental units that also provide washer and dryer hookups in all units, a minimum of one (1) commercial washer and one (1) commercial dryer per thirty-two (32) units is required. Single family detached unit, townhouse, or duplex developments must provide a washer and dryer hookup in every unit. Developments providing washers and dryers in all rental units are not required to provide a laundry facility.
14. Each unit must be equipped with a 5 lb. ABC rated dry chemical fire extinguisher readily accessible in the kitchen and mounted to accommodate handicapped accessible height in accessible units.
15. Wall switch controlled Energy Star rated overhead lighting is required in all rooms.
16. Sites located in a Radon Zone-1 (highest level) will require Radon Resistant New Construction Practices. Rehabilitation projects must meet the Radon Mitigation Standards as required by the Environmental Protection Agency.

17. All new construction developments must submit a complete site specific soils report and boring site plan, not more than one year old at the time of submission of final plans and specifications, bound within the project specifications. Rehabilitation projects adding any new building foundations must submit a foundation specific soils report. The soils report must reflect the results of laboratory tests conducted on a minimum of one (1) soil boring per planned building location and a minimum total of two (2) soil borings at the planned paved areas of the development. A registered professional engineer or a certified testing agency with a current license to practice in the State of South Carolina must prepare the report. Rehabilitation projects adding any new building foundations must also submit a foundation specific soils report and boring site plan.
18. Metal flashing or 20 mil polyethylene when used in conjunction with a self- adhering polyethylene laminate flashing, must be installed above all exterior door and window units.
19. Mailboxes, playground and all exterior project amenities must be ADA accessible.
20. Exterior wall insulation must have an overall R-11 minimum for the entire wall assembly and roof or attic insulation must have an R-30 rating minimum.
21. Tub/shower units must have minimum dimensions of 30-inch width by 60-inch length and be equipped with anti-scald valves. All shower units without a tub must have minimum dimensions of 30-inch width by 48-length (ADA approved shower). All tubs in designated handicap accessible units must come complete with "factory-installed grab bars".
22. Mirror length must extend to top of vanity backsplash with top of mirror a minimum of 6'-0" above finish floor. Framed decorative mirrors or medicine cabinets with mirrors are allowed with a minimum size of 14" x 24" and must be hung with the top of mirror a minimum of 6'-0" above finish floor. Vanity cabinets or a medicine cabinet shall be provided in all units. All cabinets in designated handicap accessible units must be installed at ADA mounting heights.
23. Water heaters must be placed in drain pans with drain piping plumbed to the outside.
24. Pipe all Temperature & Pressure (T&P) relief valve discharges direct to exterior of building and elbow down to spill at 6" above finish grade.
25. Exterior shutters (new not recycled) are required on all 100% vinyl siding buildings. Only existing rehabilitation developments may have 100% vinyl building exteriors.
26. Roof gable vents must be made of aluminum or vinyl materials.
27. All attics must be vented.
28. Carpet and Resilient flooring materials must meet minimum FHA standards.
29. A minimum of two hard-wired battery back-up smoke detectors are required per unit.
30. Pre-finished fascia and soffits must be vinyl covered aluminum and/or perforated cementitious panels with vents.
31. Gutter and downspout systems complete with splash blocks will be supplied surrounding all residential buildings.
32. At a minimum, all development must meet the 2006 International energy Conservation Code.

For All New Construction Developments:

1. All units must be equipped with an Energy Star rated dishwasher and an Energy Star rated hot water heater with an energy factor of 0.62 for gas or 0.93 for electric. Submit manufacturer's data sheet with plans.
2. All units must have Energy Star rated windows. Submit manufacturer's data sheet with plans.
3. All units must have an Energy Star rated HVAC system. Submit manufacturer's data sheet with plans.
4. Lighting must be in all common area corridors, stairwells, and the community room. Interior light fixtures to be fitted with Energy Star light bulbs.
5. Low flow water saving features must be used- low flow showerheads, low flow kitchen and bathroom faucets, and low flow toilets. Submit manufacturer's data sheet with plans.
6. Washer/dryer hookups in all units.
7. A minimum 1200 square foot community building. Entire facility must be ADA compliant. The square footage counted towards this total may include a leasing office, an equipped exercise room, and an equipped computer center. Laundry rooms and storage/maintenance rooms will not be counted as part of the 1200 square foot minimum. For developments proposing the second phase of a previously completed contiguous tax credit development, the requirement for an additional 1200 square foot community building is waived. However, it is required that laundry facilities be provided to the new phase and must be constructed on the site of the proposed phase. The mandatory laundry facility requirements under Section V. Mandatory Design Criteria, item 14 must be met.
8. All units pre-wired for cable television hook-ups in the living room and one (1) per bedroom.
9. Units with three (3) or more bedrooms must have a minimum of two (2) full bathrooms.
10. The minimum bedroom size for the primary bedroom in each unit must be at least 168 square feet. All other bedrooms must be a minimum 120 square feet. The minimum bedroom square footage excludes the closet space.

11. All older persons (55+ years) and elderly developments will be one-story structures, or if greater than one story, all stories will be accessible by elevators.
12. All sidewalks and walkways shall be a minimum of 36" in width and made of concrete and shall provide access to all parking spaces, front entryway doors, common amenities and driveways and shall be ADA compliant.
13. Sliding glass doors are prohibited.
14. Water closets must be centered, at a minimum, 18 inches from sidewalls or vanity/lavatories.
15. Public use stairway components, such as stringers, treads, and risers must be constructed from steel or concrete. Handrails and pickets must be constructed from steel or aluminum.
16. Patio and porch/balcony components used as part of the building shall have concrete slabs or decks and must be constructed so that no wood is exposed. Concealment shall be with materials such as aluminum or vinyl siding or cementitious materials. Structural wood columns shall be at a minimum 6" x 6" pressure treated columns concealed as noted above with properly sized fiberglass, high density urethane or aluminum columns. Decorative rails and/or guard rail systems used at porches and patios shall be code compliant systems of vinyl, fiberglass or metal. Wood railings are not allowed.
17. Wall Framing: Sound proofing or sound batt insulation is required between the stud framing in party walls. A sound rating of STC 54 is required.
18. Fluorescent lighting is required in the kitchen.

For All Single Family Townhouse, and Duplex Developments:

1. All detached single family homes must contain a minimum of three (3) and two (2) full bathrooms.
2. All townhouses must contain a minimum of two (2) bedrooms and one and one-half bathrooms. At a minimum, a half bathroom must be located on the first floor.
3. All duplexes must contain a minimum of two (2) bedrooms and one and one-half bathrooms.
4. Developments must have concrete driveways, curbing at street and front entry walkways.
5. Developments must have a washer and dryer hookup in each unit.

For All Rehabilitation Developments:

Any of the following mandatory items (not to include repainting of the entire unit) replaced on or after January 1, 2006 are not required to be replaced as part of the rehabilitation.

1. Replace and install new flooring in each unit. At a minimum, tile must be VCT or better.
2. Entire unit (all rooms and ceilings) must be repainted.
3. New bathroom fixtures must be installed to include the following:
 - a) New tub and new shower, re-glazing not allowed. Three piece surround insert is acceptable. All caulking must be replaced.
 - b) Replace sink, vanity and plumbing fixtures with new. Vanity to include, at a minimum, a pull out drawer and/or storage area.
 - c) New toilet.
 - d) Install new re-circulating exhaust fan.
 - e) Install new water supply valves.
4. New kitchen fixtures must be installed to include the following:
 - a) Dual track sliding drawers.
 - b) New double sink and plumbing fixtures.
 - c) New stove with re-circulating exhaust fan.
 - d) New Energy Star rated refrigerator, with ice maker that is a minimum of 14 cubic feet.
 - e) Install new water supply valves.
5. All entry doors must be steel or fiberglass doors that are insulated, paneled, and have a peephole.
6. New Energy Star hot water heaters with an energy factor greater than 0.61.
7. Replace all windows with insulated, double pane glass in either vinyl or aluminum framing.
8. All units wired for high speed (broadband) Internet hook-up with at least one (1) centrally located connection port or wireless computer network. All wires to be hidden.
9. Units with existing washer/dryer connections must replace and install new water supply fixtures and valves.
10. All older persons (55+ years) and elderly acquisition/rehabilitation developments may have more than one-story, provided that existing elevators, receiving regular maintenance, are in good working condition as of the Tier Two Application submittal date and service all upper level rental units. Those developments without existing elevators will be required to install elevators.

For All Adaptive Reuse Developments:

The definition of “adaptive reuse” is the conversion of an existing non-residential building(s) into a residential building(s). The architect must certify on **Exhibit G** that the development will meet the following requirements:

1. A minimum of fifty percent (50%) of the square footage of each existing building(s) must be converted to residential use; and
2. If additional buildings/units are constructed to provide additional space, the total square footage of the previously existing building(s) must constitute a minimum of fifty percent (50%) of the total square footage of the entire development.

INITIAL AND MARK the appropriate box(es) below, thereby indicating that the development has been designed and constructed incorporating the design criteria selected:

Optional Development Design Criteria:

- 1. Roof shingles must be architectural style and warranted for a minimum of thirty (30) years.
- 2. Attic insulation rated at R-38 or higher
- 3. Energy Star rated HVAC systems (15 SEER or greater) in all units.
- 4. All units must have a balcony, sunroom, or patio. A sunroom must contain a minimum of three (3) window panels and have distinct architectural separation from the living room. Patios must be at least 64 sq. ft. Front porches are not considered patios.
- 5. Curbing for paved areas throughout the development site including the parking areas.
- 6. Gazebos (must be covered and have bench seating) or covered picnic shelters (must have a table and bench seating) in appropriate locations.
- 7. Irrigation/sprinkler system serving all landscaped areas.
- 8. Underground utilities (gas/electric, cable and phone) throughout the development site.
- 9. Provide in the community room a minimum of two (2) current updated computer systems, manufactured within the last 12 months, to include new computers, new printers, and a new scanner. The computers must be equipped with high speed Internet service (e.g. broadband or cable).
- 10. Each unit must have an Energy Star ceiling fan with light fixture in the living room and an Energy Star overhead light fixture in each bedroom. All ceiling fans and overhead lights must connect to wall switches.
- 11. Full size Energy Star refrigerator, with ice maker, having a minimum size of eighteen (18) cubic feet.
- 12. All units must be pre-wired for high speed (broadband) Internet hook-up with at least one (1) centrally located connection port and connection ports in all bedrooms or wireless computer network.
- 13. Over the range mounted microwave oven, with re-circulating fan, in all units.
- 14. All units must have a Range Queen or comparable extinguishing system over the stove or have element temperature control plates on each stove burner (e.g. Safe-T-Element, etc.).
- 15. A minimum square footage per unit based on the number of bedrooms per unit specified as follows. To qualify, all of the units must meet the minimum square footage per unit. The Authority considers the square footage of an individual unit to be the usable living space measured from the interior wall to interior wall.

Bedrooms per unit	Minimum Sq. Ft. per Unit
One	750
Two	950
Three	1100
Four	1250

- 16. Providing bathrooms per unit based on the number of bedrooms according to the following. To qualify, all the units must provide the minimum number of bathrooms as specified.

Bedrooms per unit	Bathrooms per unit
One	One Full
Two	One Full and One ¾ bath
Three	Two Full
Four	Two Full and One-Half bath

- 17. A minimum six (6) camera video security system with four (4) cameras monitoring the exterior site and two (2) monitoring the manager's office and community center.
- 18. One (1) rental unit reserved for a security officer.
- 19. Walking trails, minimum 4 feet wide, paved and continuous. Trail should be a minimum 2500 linear feet. At a minimum one (1) permanently anchored weather resistant bench with back at the mid-point of the trail.

- 20. Perimeter fencing extending around all sides of the development site, except main entrance.
- 21. Development to be built to meet, at a minimum, the Version 2 Energy Star Certification.

The following Optional Development Design Criteria are for rehabilitation developments only:

- 22. Replace any one (1) of these major components: ___ HVAC, ___ Plumbing, or ___ Electrical.
- 23. Install Energy Star rated dishwashers in all units.
- 24. Install overhead light fixture connected to a wall switch in the living room and all bedrooms. All light fixtures to be fitted with Energy Star light bulbs.
- 25. Provide one and one-half (1.5) bathrooms in all units with two (2) or more bedrooms.
- 26. Minimum bedroom size for all bedrooms in each unit is 120 square feet. The minimum bedroom square footage excludes the closet space.
- 27. Provide a minimum 1200 square foot community building excluding laundry and storage/maintenance areas.
- 28. Provide hookups for standard size washers/dryers in all units.
- 29. Energy Star rated windows in all units.
- 30. In all units, existing appliances replaced with full size Energy Star refrigerator, with ice maker, having a minimum size of eighteen (18) cubic feet; and an Energy Star rated dishwasher; and an Energy Star rated hot water heater with an energy factor greater than 0.61.

Development Criteria:

- Development size (**choose only one**):
- ___ Developments at or below 72 total units.
 - ___ Developments above 72 units but at or below 96 total units.

- Durable construction, with respect to each building, one of the following applies (**choose only one**):
- ___ Brick/stone veneer (100%); **OR** Brick/stone veneer (50%) and remaining exterior fiber cement and/or hardiplank.
 - ___ Brick/stone veneer (50%) and remaining exterior vinyl siding with a thickness of at least .044 mils; **OR** full fiber cement.

For Adaptive Reuse Developments Only:

- ___ A minimum of fifty percent (50%) of the square footage of each existing building(s) will be converted to residential use; and
- ___ If additional buildings/units are constructed to provide additional space, the total square footage of the previously existing building(s) constitutes a minimum of fifty percent (50%) of the total square footage of the entire development.

For proposed Older Persons Developments:

- Yes No Development contains all one-story units.
- Yes No Development currently has or will have elevator service to all units.

Architect and/or Professional Engineer Certification:

The undersigned certifies to the South Carolina State Housing Finance and Development Authority (SCSHFDA) that (1) the above information is true and correct; (2) the development **has been** constructed in accordance with the mandatory and optional design criteria as stated in the body of this certification; and (3) the architect and/or professional engineer has reviewed the plans and specifications of the development to ensure that such plans and specifications comply with and the development has been constructed to comply with the accessibility and other requirements of Section 504 of the Rehabilitation Act, the Fair Housing Amendments to the Civil Rights Act of 1968, the American With Disabilities Act, and any other applicable State or Federal legislation. **The undersigned acknowledges that the foregoing certifications will be relied upon by the SCSHFDA and that any misrepresentation, whenever discovered, will result in a) the undersigned and the Developer both being debarred from participation in any Authority administered programs for a minimum of one (1) year and b) the filing of a complaint against the architect/professional engineer with the S.C. Department of Labor, Licensing and Regulation.**

Firm: _____

Date: _____

By: _____

License #: _____

Its: _____

EXHIBIT G

South Carolina State Housing Finance and Development Authority 2011 Tier Two Architect and/or Professional Engineer Certification

Development Name: _____ Total # of Bldgs. in the project: _____

Low Income Units

Unit Type:	# of Units:	# of Baths:	Heated Area:	Total Heated Area:
Efficiency	_____	_____	_____ s.f.	_____ s.f.
1 Bedroom	_____	_____	_____ s.f.	_____ s.f.
2 Bedroom	_____	_____	_____ s.f.	_____ s.f.
3 Bedroom	_____	_____	_____ s.f.	_____ s.f.
4 Bedroom	_____	_____	_____ s.f.	_____ s.f.
Living Units Total:	_____		Sub-Total Residential Heated Sq. Ft.:	_____ s.f. (A)

Type:	# of Type:	Area:	Total Area:
Covered Porches	_____	_____ s.f.	_____ s.f.
Breezeways	_____	_____ s.f.	_____ s.f.
Outside Storage	_____	_____ s.f.	_____ s.f.
Other: _____	_____	_____ s.f.	_____ s.f.
TOTAL NON-HEATED AREA:			_____ s.f.

Market Rate Units

Unit Type:	# of Units:	# of Baths:	Heated Area:	Total Heated Area:
Efficiency	_____	_____	_____ s.f.	_____ s.f.
1 Bedroom	_____	_____	_____ s.f.	_____ s.f.
2 Bedroom	_____	_____	_____ s.f.	_____ s.f.
3 Bedroom	_____	_____	_____ s.f.	_____ s.f.
4 Bedroom	_____	_____	_____ s.f.	_____ s.f.
Living Units Total:	_____		Sub-Total Residential Heated Sq. Ft.:	_____ s.f. (B)

Type:	# of Type:	Area:	Total Area:
Covered Porches	_____	_____ s.f.	_____ s.f.
Breezeways	_____	_____ s.f.	_____ s.f.
Outside Storage	_____	_____ s.f.	_____ s.f.
Other: _____	_____	_____ s.f.	_____ s.f.
TOTAL NON-HEATED AREA:			_____ s.f.

COMMON AREAS

Office Area:	_____ s.f.	_____ s.f.
Laundry:	_____ s.f.	_____ s.f.
Exercise Room:	_____ s.f.	_____ s.f.
Computer Room:	_____ s.f.	_____ s.f.
Community Building:	_____ s.f.	_____ s.f.
Other: _____	_____ s.f.	_____ s.f.
Sub-Total Non-Residential Heated Sq. Ft.:		_____ s.f. (C)

TOTAL HEATED AREA (A+B+C): _____ s.f.

MANDATORY DESIGN CRITERIA

The development **will be** designed and constructed incorporating the following **Mandatory Design Criteria** included at no extra cost to the tenants.

For All Development Types:

1. Window coverings for each window, including glass doors, must be installed. Metal blinds are not permitted.
2. All kitchen and bathroom interior cabinets must be solid wood or wood/plastic veneer products with dual slide tracks on drawers. New cabinets must have solid wood dual sidetrack drawers and no laminate or particleboard fronts for doors or drawer fronts. Cabinets shall meet the ANSI/KCMA A1 61.1 performance and construction standard for kitchen and vanity cabinets. Cabinets shall bear the certification seal of KCMA (Kitchen Cabinet Manufacturers Association).
3. All entry doors must be metal-clad wood, steel or fiberglass doors that are insulated, paneled, and have a peephole. Deadbolt locks are required in entry doors. Dead bolt locks on entry doors should have "thumb latch" on interior side. Double keyed dead bolt locks are prohibited. The minimum clear width of all exterior doors shall be 34 inches.
4. Bi-fold and sliding interior doors are prohibited. All doors must be side hinged.
5. A landscaping plan must be submitted indicating areas to be sodded and landscaped. Landscaping plan(s) must follow any applicable landscape municipal ordinance. At a minimum, sod shall be installed on the front and side areas to a point twenty (20'-0") feet from the building(s). Landscaping may incorporate sod and drought resistant plants and shrubs. All disturbed areas not sodded must be seeded.
6. A recreation area suitable for proposed tenant targeting:
 - a. For family developments – (i) Playground for children located away from automobile traffic patterns with commercial quality play equipment (the playground area must have a minimum of four (4) separate pieces of equipment or a structure that encompasses a minimum of four (4) pieces of equipment) accessible to handicapped traffic and at least one permanently anchored, weather resistant bench, with a back, or (ii) an exercise room with a minimum of three nautilus-type work-out machines (this room's square footage may be included in the minimum 1,200 sq. ft. community building);
 - b. For older persons developments – (i) An exercise room with a minimum of three (3) nautilus type work-out machines (this room's square footage may be included in the minimum 1,200 sq. ft. community building), or (ii) a minimum of one gazebo that is covered, with bench seating, equipped with an Energy Star ceiling fan with light fixture.
7. A new development sign at the entrance(s) to the complex affixed with a Fair Housing logo.
8. Exterior lighting fixtures at all entry doors including individual apartment units, community buildings, and common areas within the building(s). Fixtures at the individual apartment units are to be controlled from the interior of the unit.
9. Enclosed trash dumpsters and/or compactors. The dumpster must be enclosed by solid fencing on at least three sides. The pad and approach pad to the dumpster must be concrete and not asphalt. The trash dumpster/compactor must be ADA accessible and located on an ADA accessible route.
10. Roofing materials shall be anti-fungal shingles with a minimum 25-year warranty.
11. The following Energy Star appliances must be provided in each unit: Full sized refrigerator-freezer, with ice maker, having a minimum size of fourteen (14) cubic feet.
12. At least fourteen (14) SEER HVAC units must be installed. If the Physical Needs Assessment, completed for a rehabilitation development, does not recommend replacement of existing HVAC units in the development, this mandatory criterion is waived. However, any replacement HVAC units installed in the development must be at least fourteen (14) SEER. All refrigeration lines must be insulated. All developments must have central heat and air. Window units are not allowed for any development type.
13. A laundry facility containing: (a) at least one (1) commercial washer and one (1) commercial dryer per twenty-four (24) units; and (b) adequate seating and at least one (1) table for folding clothes. For developments containing more than one hundred (100) rental units that also provide washer and dryer hookups in all units, a minimum of one (1) commercial washer and one (1) commercial dryer per thirty-two (32) units is required. Single family detached unit, townhouse, or duplex developments must provide a washer and dryer hookup in every unit. Developments providing washers and dryers in all rental units are not required to provide a laundry facility.
14. Each unit must be equipped with a 5 lb. ABC rated dry chemical fire extinguisher readily accessible in the kitchen and mounted to accommodate handicapped accessible height in accessible units.
15. Wall switch controlled Energy Star rated overhead lighting is required in all rooms.
16. Sites located in a Radon Zone-1 (highest level) will require Radon Resistant New Construction Practices. Rehabilitation projects must meet the Radon Mitigation Standards as required by the Environmental Protection Agency.

17. All new construction developments must submit a complete site specific soils report and boring site plan, not more than one year old at the time of submission of final plans and specifications, bound within the project specifications. Rehabilitation projects adding any new building foundations must submit a foundation specific soils report. The soils report must reflect the results of laboratory tests conducted on a minimum of one (1) soil boring per planned building location and a minimum total of two (2) soil borings at the planned paved areas of the development. A registered professional engineer or a certified testing agency with a current license to practice in the State of South Carolina must prepare the report. Rehabilitation projects adding any new building foundations must also submit a foundation specific soils report and boring site plan.
18. Metal flashing or 20 mil polyethylene when used in conjunction with a self-adhering polyethylene laminate flashing, must be installed above all exterior door and window units.
19. Mailboxes, playground and all exterior project amenities must be ADA accessible.
20. Exterior wall insulation must have an overall R-11 minimum for the entire wall assembly and roof or attic insulation must have an R-30 rating minimum.
21. Tub/shower units must have minimum dimensions of 30-inch width by 60-inch length and be equipped with anti-scald valves. All shower units without a tub must have minimum dimensions of 30-inch width by 48-inch length (ADA approved shower). All tubs in designated handicap accessible units must come complete with "factory-installed grab bars".
22. Mirror length must extend to top of vanity backsplash with top of mirror a minimum of 6'-0" above finish floor. Framed decorative mirrors or medicine cabinets with mirrors are allowed with a minimum size of 14" x 24" and must be hung with the top of mirror a minimum of 6'-0" above finish floor. Vanity cabinets or a medicine cabinet shall be provided in all units. All cabinets in designated handicap accessible units must be installed at ADA mounting heights.
23. Water heaters must be placed in drain pans with drain piping plumbed to the outside.
24. Pipe all Temperature & Pressure (T&P) relief valve discharges direct to exterior of building and elbow down to spill at 6" above finish grade.
25. Exterior shutters (new not recycled) are required on all 100% vinyl siding buildings. Only existing rehabilitation developments may have 100% vinyl building exteriors.
26. Roof gable vents must be made of aluminum or vinyl materials.
27. All attics must be vented.
28. Carpet and Resilient flooring materials must meet minimum FHA standards.
29. A minimum of two hard-wired battery back-up smoke detectors are required per unit.
30. Pre-finished fascia and soffits must be vinyl covered aluminum and/or perforated cementitious panels with vents.
31. Gutter and downspout systems complete with splash blocks will be supplied surrounding all residential buildings.
32. At a minimum, all development must meet the 2006 International energy Conservation Code.

For All New Construction Developments:

1. All units must be equipped with an Energy Star rated dishwasher and an Energy Star rated hot water heater with an energy factor of 0.62 for gas or 0.93 for electric. Submit manufacturer's data sheet with plans.
2. All units must have Energy Star rated windows. Submit manufacturer's data sheet with plans.
3. All units must have an Energy Star rated HVAC system. Submit manufacturer's data sheet with plans.
4. Lighting must be in all common area corridors, stairwells, and the community room. Interior light fixtures to be fitted with Energy Star light bulbs.
5. Low flow water saving features must be used- low flow showerheads, low flow kitchen and bathroom faucets, and low flow toilets. Submit manufacturer's data sheet with plans.
6. Washer/dryer hookups in all units.
7. A minimum 1200 square foot community building. Entire facility must be ADA compliant. The square footage counted towards this total may include a leasing office, an equipped exercise room, and an equipped computer center. Laundry rooms and storage/maintenance rooms will not be counted as part of the 1200 square foot minimum. For developments proposing the second phase of a previously completed contiguous tax credit development, the requirement for an additional 1200 square foot community building is waived. However, it is required that laundry facilities be provided to the new phase and must be constructed on the site of the proposed phase. The mandatory laundry facility requirements under Section V. Mandatory Design Criteria, item 14 must be met.
8. All units pre-wired for cable television hook-ups in the living room and one (1) per bedroom.
9. Units with three (3) or more bedrooms must have a minimum of two (2) full bathrooms.
10. The minimum bedroom size for the primary bedroom in each unit must be at least 168 square feet. All other bedrooms must be a minimum 120 square feet. The minimum bedroom square footage excludes the closet space.

11. All older persons (55+ years) and elderly developments will be one-story structures, or if greater than one story, all stories will be accessible by elevators.
12. All sidewalks and walkways shall be a minimum of 36" in width and made of concrete and shall provide access to all parking spaces, front entryway doors, common amenities and driveways and shall be ADA compliant.
13. Sliding glass doors are prohibited.
14. Water closets must be centered, at a minimum, 18 inches from sidewalls or vanity/lavatories.
15. Public use stairway components, such as stringers, treads, and risers must be constructed from steel or concrete. Handrails and pickets must be constructed from steel or aluminum.
16. Patio and porch/balcony components used as part of the building shall have concrete slabs or decks and must be constructed so that no wood is exposed. Concealment shall be with materials such as aluminum or vinyl siding or cementitious materials. Structural wood columns shall be at a minimum 6" x 6" pressure treated columns concealed as noted above with properly sized fiberglass, high density urethane or aluminum columns. Decorative rails and/or guard rail systems used at porches and patios shall be code compliant systems of vinyl, fiberglass or metal. Wood railings are not allowed.
17. Wall Framing: Sound proofing or sound batt insulation is required between the stud framing in party walls. A sound rating of STC 54 is required.
18. Fluorescent lighting is required in the kitchen.

For All Single Family Townhouse, and Duplex Developments:

1. All detached single family homes must contain a minimum of three (3) and two (2) full bathrooms.
2. All townhouses must contain a minimum of two (2) bedrooms and one and one-half bathrooms. At a minimum, a half bathroom must be located on the first floor.
3. All duplexes must contain a minimum of two (2) bedrooms and one and one-half bathrooms.
4. Developments must have concrete driveways, curbing at street and front entry walkways.
5. Developments must have a washer and dryer hookup in each unit.

For All Rehabilitation Developments:

Any of the following mandatory items (not to include repainting of the entire unit) replaced on or after January 1, 2006 are not required to be replaced as part of the rehabilitation.

1. Replace and install new flooring in each unit. At a minimum, tile must be VCT or better.
2. Entire unit (all rooms and ceilings) must be repainted.
3. New bathroom fixtures must be installed to include the following:
 - a) New tub and new shower, re-glazing not allowed. Three piece surround insert is acceptable. All caulking must be replaced.
 - b) Replace sink, vanity and plumbing fixtures with new. Vanity to include, at a minimum, a pull out drawer and/or storage area.
 - c) New toilet.
 - d) Install new re-circulating exhaust fan.
 - e) Install new water supply valves.
4. New kitchen fixtures must be installed to include the following:
 - a) Dual track sliding drawers.
 - b) New double sink and plumbing fixtures.
 - c) New stove with re-circulating exhaust fan.
 - d) New Energy Star rated refrigerator, with ice maker that is a minimum of 14 cubic feet.
 - e) Install new water supply valves.
5. All entry doors must be steel or fiberglass doors that are insulated, paneled, and have a peephole.
6. New Energy Star hot water heaters with an energy factor greater than 0.61.
7. Replace all windows with insulated, double pane glass in either vinyl or aluminum framing.
8. All units wired for high speed (broadband) Internet hook-up with at least one (1) centrally located connection port or wireless computer network. All wires to be hidden.
9. Units with existing washer/dryer connections must replace and install new water supply fixtures and valves.
10. All older persons (55+ years) and elderly acquisition/rehabilitation developments may have more than one-story, provided that existing elevators, receiving regular maintenance, are in good working condition as of the Tier Two Application submittal date and service all upper level rental units. Those developments without existing elevators will be required to install elevators.

For All Adaptive Reuse Developments:

The definition of “adaptive reuse” is the conversion of an existing non-residential building(s) into a residential building(s). The architect must certify on **Exhibit G** that the development will meet the following requirements:

1. A minimum of fifty percent (50%) of the square footage of each existing building(s) must be converted to residential use; and
2. If additional buildings/units are constructed to provide additional space, the total square footage of the previously existing building(s) must constitute a minimum of fifty percent (50%) of the total square footage of the entire development.

INITIAL AND MARK the appropriate box(es) below, thereby indicating that the development will be designed and constructed incorporating the design criteria selected:

Optional Development Design Criteria:

- 1. Roof shingles must be architectural style and warranted for a minimum of thirty (30) years.
- 2. Attic insulation rated at R-38 or higher
- 3. Energy Star rated HVAC systems (15 SEER or greater) in all units.
- 4. All units must have a balcony, sunroom, or patio. A sunroom must contain a minimum of three (3) window panels and have distinct architectural separation from the living room. Patios must be at least 64 sq. ft. Front porches are not considered patios.
- 5. Curbing for paved areas throughout the development site including the parking areas.
- 6. Gazebos (must be covered and have bench seating) or covered picnic shelters (must have a table and bench seating) in appropriate locations.
- 7. Irrigation/sprinkler system serving all landscaped areas.
- 8. Underground utilities (gas/electric, cable and phone) throughout the development site.
- 9. Provide in the community room a minimum of two (2) current updated computer systems, manufactured within the last 12 months, to include new computers, new printers, and a new scanner. The computers must be equipped with high speed Internet service (e.g. broadband or cable).
- 10. Each unit must have an Energy Star ceiling fan with light fixture in the living room and an Energy Star overhead light fixture in each bedroom. All ceiling fans and overhead lights must connect to wall switches.
- 11. Full size Energy Star refrigerator, with ice maker, having a minimum size of eighteen (18) cubic feet.
- 12. All units must be pre-wired for high speed (broadband) Internet hook-up with at least one (1) centrally located connection port and connection ports in all bedrooms or wireless computer network.
- 13. Over the range mounted microwave oven, with re-circulating fan, in all units.
- 14. All units must have a Range Queen or comparable extinguishing system over the stove or have element temperature control plates on each stove burner (e.g. Safe-T-Element, etc.).
- 15. A minimum square footage per unit based on the number of bedrooms per unit specified as follows. To qualify, all of the units must meet the minimum square footage per unit. The Authority considers the square footage of an individual unit to be the usable living space measured from the interior wall to interior wall.

Bedrooms per unit	Minimum Sq. Ft. per Unit
One	750
Two	950
Three	1100
Four	1250

- 16. Providing bathrooms per unit based on the number of bedrooms according to the following. To qualify, all the units must provide the minimum number of bathrooms as specified.

Bedrooms per unit	Bathrooms per unit
One	One Full
Two	One Full and One ¾ bath
Three	Two Full
Four	Two Full and One-Half bath

- 17. A minimum six (6) camera video security system with four (4) cameras monitoring the exterior site and two (2) monitoring the manager's office and community center.
- 18. One (1) rental unit reserved for a security officer.
- 19. Walking trails, minimum 4 feet wide, paved and continuous. Trail should be a minimum 2500 linear feet. At a minimum one (1) permanently anchored weather resistant bench with back at the mid-point of the trail.

- 20. Perimeter fencing extending around all sides of the development site, except main entrance.
- 21. Development to be built to meet, at a minimum, the Version 2 Energy Star Certification.

The following Optional Development Design Criteria are for rehabilitation developments only:

- 22. Replace any one (1) of these major components: ___ HVAC, ___ Plumbing, or ___ Electrical.
- 23. Install Energy Star rated dishwashers in all units.
- 24. Install overhead light fixture connected to a wall switch in the living room and all bedrooms. All light fixtures to be fitted with Energy Star light bulbs.
- 25. Provide one and one-half (1.5) bathrooms in all units with two (2) or more bedrooms.
- 26. Minimum bedroom size for all bedrooms in each unit is 120 square feet. The minimum bedroom square footage excludes the closet space.
- 27. Provide a minimum 1200 square foot community building excluding laundry and storage/maintenance areas.
- 28. Provide hookups for standard size washers/dryers in all units.
- 29. Energy Star rated windows in all units.
- 30. In all units, existing appliances replaced with full size Energy Star refrigerator, with ice maker, having a minimum size of eighteen (18) cubic feet; and an Energy Star rated dishwasher; and an Energy Star rated hot water heater with an energy factor greater than 0.61.

Development Criteria:

- Development size (**choose only one**):
- ___ Developments at or below 72 total units.
 - ___ Developments above 72 units but at or below 96 total units.

- Durable construction, with respect to each building, one of the following applies (**choose only one**):
- ___ Brick/stone veneer (100%); **OR** Brick/stone veneer (50%) and remaining exterior fiber cement and/or hardiplank.
 - ___ Brick/stone veneer (50%) and remaining exterior vinyl siding with a thickness of at least .044 mils; **OR** full fiber cement.

For Adaptive Reuse Developments Only:

- ___ A minimum of fifty percent (50%) of the square footage of each existing building(s) will be converted to residential use; and
- ___ If additional buildings/units are constructed to provide additional space, the total square footage of the previously existing building(s) constitutes a minimum of fifty percent (50%) of the total square footage of the entire development.

For proposed Older Persons Developments:

- Yes No Development contains all one-story units.
- Yes No Development currently has or will have elevator service to all units.

Architect and/or Professional Engineer Certification:

The undersigned certifies to the South Carolina State Housing Finance and Development Authority (SCSHFDA) that (1) the above information is true and correct; (2) the development **will be** constructed in accordance with the mandatory and optional design criteria as stated in the body of this certification; and (3) the architect and/or professional engineer has reviewed the plans and specifications of the development to ensure that such plans and specifications comply with and the development has been constructed to comply with the accessibility and other requirements of Section 504 of the Rehabilitation Act, the Fair Housing Amendments to the Civil Rights Act of 1968, the American With Disabilities Act, and any other applicable State or Federal legislation. **The undersigned acknowledges that the foregoing certifications will be relied upon by the SCSHFDA and that any misrepresentation, whenever discovered, will result in a) the undersigned and the Developer both being debarred from participation in any Authority administered programs for a minimum of one (1) year and b) the filing of a complaint against the architect/professional engineer with the S.C. Department of Labor, Licensing and Regulation.**

Firm: _____

Date: _____

By: _____

License #: _____

Its: _____

EXHIBIT H

South Carolina State Housing Finance and Development Authority Certification of 10% Expenditure

Development Name: _____ No. of Bldgs. _____

Development Street Number and Name: _____

(City) (State) (Zip Code)

_____ (Undersigned) hereby certifies under penalty of perjury that:
_____ (Owner) has incurred more than **10%** of the reasonably expected basis in
the development (land and depreciable basis). _____ (Owner) has attached a
Certified Public Accountant's written certification (**Exhibit I**) as supporting documentation to this exhibit.

		Amount	
	Column A *		Column B
	Eligible 10% Test Expenditures Incurred as of		Taxpayer's Reasonably Expected Total Basis in the development as of
	_____ (Date)		_____ (Date)
1. Land & Buildings	_____		_____
2. Site Work	_____		_____
3. Rehabilitation & Construction	_____		_____
4. Other Fees	_____		_____
5. Interim Costs	_____		_____
6. Financing Fees & Expenses	_____		_____
7. Soft Costs	_____		_____
8. Developer Cost	_____		_____
9. Sub Total	_____ **		_____
10. Syndication Costs			_____
11. Development Reserves			_____
12. Total Development Cost			_____ ***
13. Development Cost not included in Reasonably Expected Total Basis (List below an explanation and amount for each development cost not included)			_____
_____			{ _____ }
_____			{ _____ }
_____			{ _____ }
14. Reasonably Expected Total Basis			_____
15. Carryover Qualification Test	Line 9 Column A		
	Line 14 Column B =	_____ %	

*Include only eligible cost or portion of eligible cost attributable to residential rental property for the development.

**Consult your tax attorney to determine those eligible cost line items which may be included in the 10% expenditure for carryover qualification which are eligible under section 42 of the IRS Code, as amended.

***Total Development Cost must agree with Total Development Cost in the Tax Credit Application.

By: _____ Date: _____
Its: _____

EXHIBIT I

CPA Certification of Costs and 10% Expenditure

(Must Be Submitted On CPA's Letterhead)

We have examined the accompanying Certification of 10% Expenditure (Exhibit H) of the Owner for _____ (the "Project") as of _____, _____. Exhibit H is the responsibility of the Owner and the Owner's management. Our responsibility is to express an opinion on Exhibit H based on our examination.

We have not examined or reviewed the project's Total Development Cost or Reasonably Expected Basis and therefore express no opinion or any other form of assurance on them.

We conducted our examination in accordance with attestation standards established by the American Institute of Certified Public Accountants and, accordingly, included examining on a test basis, evidence supporting the information presented in the Exhibit H and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion.

In our opinion, the column entitled Eligible 10% Test Expenditures Incurred presents, in all material respects, the Project's Eligible 10% Test Expenditures Incurred as of _____, _____ using the accrual method of accounting in accordance with Internal Revenue Code (IRC) Section 461 and also the 10% carryover rules in accordance with IRC Section 42(h)(1)(E) and Treasury Regulation Section 1.42-6.

In addition to examining Exhibit H, we have performed certain procedures as stated below agreed to by the General Partner of the Owner with respect to the documents supplied to us. These procedures were performed solely to assist you in determining that appropriate items and amounts were included in the computation of the 10 percent carryover rule in accordance with Internal Revenue Code (IRC) Section 42(h)(1)(E) and Treasury Regulation Section 1.42-6 (the "Computation"). Management of the Owner is responsible for the Computation. This agreed-upon procedures engagement was performed in accordance with attestation standards established by the American Institute of Certified Public Accountants. The sufficiency of these procedures is solely the responsibility of the Owner and the South Carolina State Housing Finance and Development Authority. Consequently, we make no representations regarding the sufficiency of the procedures described below either for the purpose for which this report has been requested or for any other purpose.

We performed the following procedures:

- We calculated, based on estimates of total development costs provided by the Owner, the Project's total reasonably expected basis, as defined in Treasury Regulation Section 1.42-6, to be \$ _____ * as of _____, _____.
- We calculated the reasonably expected basis incurred by the Owner as of _____, _____ to be \$ _____.
- We calculated the percentage of the development fee incurred by the Owner as of _____, _____ to be _____% of the total development fee.
- We compared the reasonably expected basis incurred as of _____, _____ to the total reasonably expected basis of the Project, and calculated that _____% had been incurred as of _____, _____.

EXHIBIT I (page 2)

CPA Certification of Costs and 10% Expenditure

- Based on the amount of total reasonably expected basis listed above, for the Owner to meet the 10% test in accordance with Internal Revenue Code Section 42(h)(1)(E) and Treasury Regulation Section 1.42-6, we calculated that the Project needed to incur at least \$_____ of costs prior to _____, _____. As of _____, _____, costs of at least \$_____** had been incurred, which represents _____%*** of the total reasonably expected basis of the Project.

Firm Name: _____

Signature of CPA: _____

Date: _____

* Amount must equal the amount in Column B on Line 14 in the Exhibit H

** Amount must equal the amount in Column A on Line 9 in the Exhibit H

*** Percentage must equal the calculation percentage in Exhibit H

EXHIBIT K

South Carolina State Housing Finance and Development Authority 2011 Previous Participation Certificate

Proposed Development Name: _____

Name of Company or Entity: _____

List Individuals associated with the above Company or Entity:

	General Partner <input type="checkbox"/>	Developer <input type="checkbox"/>	Managing Member <input type="checkbox"/>
	General Partner <input type="checkbox"/>	Developer <input type="checkbox"/>	Managing Member <input type="checkbox"/>
	General Partner <input type="checkbox"/>	Developer <input type="checkbox"/>	Managing Member <input type="checkbox"/>
	General Partner <input type="checkbox"/>	Developer <input type="checkbox"/>	Managing Member <input type="checkbox"/>
	General Partner <input type="checkbox"/>	Developer <input type="checkbox"/>	Managing Member <input type="checkbox"/>

1. Total number of South Carolina LIHTC properties (both 4% and 9%) developed, placed in service and operated since December 31, 2000: _____
2. Total number of out of state LIHTC properties (both 4% and 9%) developed, placed in service and operated since December 31, 2000: _____
3. Total number of South Carolina market rate properties developed, placed in service and operated since December 31, 2000: _____
4. Total number of out of state market rate properties developed, placed in service and operated since December 31, 2000: _____
5. Total number of 8823's filed on your tax credit developments that remain uncorrected: _____
6. Are you involved in any developments in which there is uncorrected noncompliance outstanding for more than six months from the date of notification by the agency? Yes _____ No _____
If yes, which state(s): _____
7. During January 1, 2001 through February 21, 2011 have you been involved in a development that previously received an allocation of tax credits but failed to meet the standards or requirements of the allocation and/or failed to fulfill one of the representations contained in the application for tax credits? (This includes returning an allocation of tax credits to the Agency after the carryover agreement was signed and/or not placing a development in service) Yes _____ No _____
If yes, which state(s): _____
On a separate sheet, provide an explanation of the circumstances.
8. During January 1, 2001 through February 21, 2011 have you been debarred or received a limited denial of participation by any federal or state agency from participating in any multi-family development program? (i.e. Tax Credits, HOME, HTF, CDBG, RHS, FHLB, HUD, etc.)
Yes _____ No _____
If yes, explain: _____
9. During January 1, 2001 through February 21, 2011 have you been removed, debarred, or asked to withdraw voluntarily from a LIHTC partnership in South Carolina? Yes _____ No _____

Please list below the developments, from December 31, 2000 to present, in which you were the general partner, developer or managing member from project inception through receipt of Certificate of Occupancy and issuance of 8609s (you may attach a spreadsheet containing the information below):

Development Name	City, State	#Units	Date Completed	Funding Sources (Tax Credit, Conventional, etc.)	Percent of Current Ownership Interest

I, (individual, corporation, partner, member, or entity), certify that I am applying to the South Carolina State Housing Finance and Development Authority (SCSHFDA) for approval to participate as a Principal in the Development listed above based upon my previous participation record and this Certificate. I certify that all the statements made by me are true, complete and correct to the best of my knowledge and belief and are made in good faith, including the data contained on these pages under the penalties of perjury.

I acknowledge that Federal funds may be used in connection with the Development, and that these certifications will be relied on by the SCSHFDA in connection with SCSHFDA's making financial decisions. I certify that I do not presently have any relationship, financial or otherwise, with the SCSHFDA, its staff members and/or its employees except in its capacity in the Development as indicated above and do not presently have any involvement with any decision-making process and am not presently in a position to gain inside information with respect to any activities assisted with Federal funds.

I further certify that the Organization's relevant experience, detailed on the pages of this certification, contains a listing for the past ten (10) years of every assisted or insured development of HUD, RHS, SCSHFDA, Fannie Mae, Freddie Mac, other state and local government housing finance agencies, or other entities not listed from which I have received affordable housing funds in which I have been or am now a Principal.

I certify, as a condition for participating in the 2011 LIHTC Program that, for the period beginning ten (10) years prior to the date of this certification, that:

- a)** No mortgage on a development listed by me has ever been in default, assigned to the State or foreclosed, nor has mortgage relief by the mortgagee been given;
- b)** I have not experienced defaults under any HUD, RHS, SCSHFDA, Fannie Mae, Freddie Mac, other state and local government housing finance agencies, or other entities not listed from which I have received affordable housing funds;
- c)** To the best of my knowledge, there are no unresolved findings raised as a result of HUD or SCSHFDA audits, management reviews or other government investigations concerning me or my developments nor have I had one or more public (Federal, State or local) developments terminated for cause of default;
- d)** There has not been a suspension or termination of payments under any HUD, RHS, SCSHFDA, Fannie Mae, Freddie Mac, other state and local government housing finance agencies, or other entities not listed from which I have received affordable housing funds assistance contracts in which I have had a legal or beneficial interest attributable to my fault or negligence;
- e)** I have not been convicted of or had a civil judgment rendered against me for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public transaction or contract, violation of Federal or State antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, or receiving stolen property and am not presently indicted for or otherwise criminally or civilly charged by a governmental entity (Federal, State or local) with commission of any of the offenses enumerated in this paragraph;
- f)** I am not presently debarred, suspended, proposed for debarment or suspension, declared ineligible, or voluntarily excluded from any transactions or construction developments involving the use of Federal, State, or governmental funds;
- g)** I have not defaulted on an obligation covered by a surety or performance bond and have not been the subject of a claim under any employee fidelity bond;
- h)** Except as explained on an attached page, I have not participated in or been associated with a development that has (i) obtained a reservation of tax credits but did not receive a Carryover Allocation, or (ii) received a Carryover Allocation but did not Place-In-Service. A complete explanation of each such instance must be attached to this Exhibit K;
- i)** I have never been removed and/or forced to voluntarily withdraw from a South Carolina LIHTC partnership;
- j)** I am able to participate in any other states' or any other allocating agencies' LIHTC Program.

The name of each Principal in this Development is listed on the preceding page.

The SCSHFDA is authorized to obtain from and release to any source information regarding the undersigned and their experience relative to the experience detailed on the preceding page of this certification.

UNDER PENALTY OF PERJURY, I certify that the above information is true and correct and intended to be relied upon by the South Carolina State Housing Finance and Development Authority in the awarding of Low-Income Housing Tax Credits. I understand that the making of any false statement in connection

with this application will result in the disqualification of this Development and any other Development with which I am associated.

Signature: _____

Title: _____

Date: _____

Signature: _____

Title: _____

Date: _____

Signature: _____

Title: _____

Date: _____

Signature: _____

Title: _____

Date: _____

Signature: _____

Title: _____

Date: _____

NOTE: All persons listed on page 1 of this Exhibit must sign and date on the signature blocks above

2011 EXHIBIT K-1

**South Carolina State Housing Finance and Development Authority
Previous Development Syndication Compliance Certificate**

I certify that I am applying to the South Carolina State Housing Finance and Development Authority (SCSHFDA) for approval to participate as a Principal in the 2011 Tax Credit Funding Cycle. This certification is being provided to all syndication entities which have a limited partnership interest in one or more of the developments listed below. This certification is to verify my experience with your company.

Signature: _____

Title: _____

Date: _____

****The following information is to be completed by the tax credit applicant:**

Name of Company or Entity this certification is for: _____

List Individuals associated with the above Company or Entity:

	General Partner <input type="checkbox"/>	Developer <input type="checkbox"/>	Managing Member <input type="checkbox"/>
	General Partner <input type="checkbox"/>	Developer <input type="checkbox"/>	Managing Member <input type="checkbox"/>
	General Partner <input type="checkbox"/>	Developer <input type="checkbox"/>	Managing Member <input type="checkbox"/>
	General Partner <input type="checkbox"/>	Developer <input type="checkbox"/>	Managing Member <input type="checkbox"/>
	General Partner <input type="checkbox"/>	Developer <input type="checkbox"/>	Managing Member <input type="checkbox"/>

Listed below, or attached as a spreadsheet, are the developments, from December 31, 2000 to present, in which I/We/Us are the general partner(s), developer(s) or managing member(s) from project inception through receipt of Certificate of Occupancy and issuance of 8609s:

Development Name	City, State	#Units	Date Completed	Funding Sources (Tax Credit, Conventional, etc.)	Percent of Current Ownership Interest

****The following information is to be completed by the Syndicator:**

- For any developments listed above, that were syndicated by your company, are there major uncorrected noncompliance issues (i.e. defaults, foreclosures, none maintenance of reserve accounts, etc.) outstanding for more than six months? Yes_____ No_____

If yes, provide details: _____

- During January 1, 2001 through February 21, 2011 have any of the general partners, developers, or managing members listed above been removed, debarred, or asked to withdraw voluntarily from a LIHTC partnership in South Carolina? Yes_____ No_____

If yes, please indicate which individuals: _____

- Are all general partners, developers, or managing members listed above considered to be in good standing with your company **and** would you consider doing business with them again? Yes_____ No_____

If No, please indicate which individuals: _____

I certify that the above information is true and correct and intended to be relied upon by the South Carolina State Housing Finance and Development Authority in the awarding of Low-Income Housing Tax Credits. I understand that the making of any false statement in connection with this certification will result in the disqualification of all proposed 2011 tax credit applications submitted by any member(s) of the development team.

Name and Address of Syndication Entity: _____

Representative Name: _____

Signature: _____

Title: _____

Date: _____

EXHIBIT L

South Carolina State Housing Finance and Development Authority 2011 Progress Report

Note: The Authority reserves the right to amend this Progress Report at any time or require additional information to further establish the progress of the development toward completion and lease-up. In such instances, the Authority will notify Applicant(s) prior to the progress report deadline and within a reasonable timeframe so as to allow the Applicant sufficient time to submit the information prior to the report deadline.

Development ID #:	_____	Date:	_____
Development Name:	_____		
Development Address:	_____	_____	_____
	(street)	(city)	(zip)
Owner/Applicant:	_____		
Contact Person:	_____	Phone #:	_____
Email Address:	_____	Fax #:	_____

Progress Reports are due no later than the 7th day of the month following the end of each calendar quarter. The first progress report will be due on April 7, 2012, and every quarter thereafter until the development reaches a stabilized occupancy of at least 93%. Faxed reports are acceptable to ensure reports are received by the deadline. Forward all Progress Reports to the attention of the Tax Credit Division. A penalty fee of \$1,000 for each business day will be assessed against any project whose Progress Report is not received by the due date. Late Progress Reports will not be accepted unless turned in with the appropriate penalty fee. Fees must be in the form of a cashier's check made payable to the South Carolina State Housing Finance and Development Authority.

DEVELOPMENT INFORMATION

Has the land been purchased by the ownership entity and a copy of the recorded deed been submitted to the Authority? Yes _____ No _____

Have final project plans and specifications been submitted to the Authority? Yes _____ No _____

Has the Authority received a letter from Architect certifying all design and amenity items for which points have been awarded are incorporated into the plans? Yes _____ No _____

Has the construction loan closed? Yes _____ No _____

Has a certified copy of the executed recorded construction mortgage been submitted to the Authority? Yes _____ No _____

Has a copy of the executed binding commitment for syndication been submitted to the Authority? Yes _____ No _____

New Construction will start/was started on ____/____/____

Rehabilitation will start/was started on ____/____/____

If construction has not started, explain why? _____

Currently the development is _____% complete.

Briefly describe the development's progress to date: _____

It is estimated that the **FIRST BUILDING** will be available for occupancy on _____, 20____

It is estimated that the **LAST BUILDING** will be available for occupancy on _____, 20____

It is estimated that the **PLACED IN SERVICE APPLICATION** will be submitted _____, 20____

It is estimated that the **INITIAL LEASING DATE** will be _____, 20____

Project is currently _____% leased.

Explain any lack of progress in any of the above categories since your last Progress Report: _____

I hereby certify that all of the above information is true and accurate. I/We recognize and accept our obligation to notify **SCSHFDA** immediately if I/We become aware of any subsequent events or information which would change any statements or representations in the application previously submitted to **SCSHFDA**.

Date

Signature of Authorized Representative

EXHIBIT N

**South Carolina State Housing Finance and Development Authority
2011 Gross Rent Floor Designation**

Pursuant to Section 42(h)(1) of the Internal Revenue Code of 1986, as amended (the "Code"), the undersigned ("Owner") has received an allocation of low-income housing tax credits ("Credits") from the South Carolina State Housing Finance and Development Authority ("Authority") with respect to the following property and the buildings therein to which this Designation is to apply.

Development Name: _____

Development ID #: _____

Pursuant to Revenue Procedure 94-57, the Internal Revenue Service ("Service") will treat the gross rent floor in Section 42 (g)(2)(A) of the Code as taking effect on the date the Authority initially allocated* Credits to the above-referenced property, unless the Owner designates the date the property places in service as the date on which the gross rent floor will take effect for such property. As the undersigned owner of the above referenced development I hereby elect _____ **the Allocation date** _____ **the building placed in service date** as the date the Gross Rent Floor takes effect.

(* If the property is tax-exempt bond financed (as defined by Section 42(h)(4)(B)), the Service will treat the gross rent floor as taking effect on the date the Authority initially issues a determination letter unless the Owner designates that the placed-in-service date should be used.)

Applicant: _____ **Date:** _____

By: _____

EXHIBIT OR - 1

**2011 Syndicator Certification
Requesting a Release of Operating Reserves**

(Letter must be typed on Syndicator's Letterhead)

Low-Income Housing Tax Credit Program
South Carolina State Housing Finance and Development Authority
300-C Outlet Pointe Blvd.
Columbia, South Carolina 29210

Re: Name of Development
Address of Development
Owner

Ladies and Gentlemen:

This certification is provided to comply with the SC State Housing Finance and Development Authority's requirements for release of operating reserves for developments funded with Low-Income Housing Tax Credits.

The undersigned is the syndicator of the Low-Income Housing Tax Credits allocated to the above-referenced development and attests to each of the following:

- We hereby certify that, as of the date of _____, we have granted approval for the release of funds established to serve as operating reserves for the above-referenced development.
- We hereby certify that all conditions as specified in the partnership agreement or operating agreement have been met to allow for the release of the operating reserves.
- We have determined that the development has been placed-in-service for a minimum of five (5) years and that the development has maintained a minimum debt coverage ratio of 1.20 for the three (3) most recent consecutive years.

The conditions that we have required for release of the operating reserves are as follows:

Signature of Syndicator: _____

Date: _____

EXHIBIT OR - 2

**2011 Owner Certification
Requesting a Release of Operating Reserves**

(Letter must be typed on Owner's Letterhead)

Low-Income Housing Tax Credit Program
South Carolina State Housing Finance and Development Authority
300-C Outlet Pointe Blvd.
Columbia, South Carolina 29210

Re: Name of Development
Address of Development
Owner

Ladies and Gentlemen:

This certification is provided to comply with the SC State Housing Finance and Development Authority's requirements for release of operating reserves for developments funded with Low-Income Housing Tax Credits.

The undersigned is the owner of the above-referenced development and attests to each of the following:

- We hereby certify that, as of the date of _____, the syndicator of the Low-Income Housing Tax Credits has granted approval for the release of funds established to serve as operating reserves for the above-referenced development.
- We hereby certify that all conditions as specified in the partnership agreement or operating agreement have been met to allow for the release of the operating reserves.
- We hereby certify that the development has been placed-in-service for a minimum of five (5) years and that the development has maintained a minimum debt coverage ratio of 1.20 for the three (3) most recent consecutive years.

We are aware that providing any false or misleading information on this document to obtain the release of operating reserves may result in debarment of the owner and/or principals of the development from future participation in Authority programs.

We understand that the Authority reserves the right to hire an accounting firm to confirm that the conditions for release of the operating reserves have been met. We agree to cover the expense of this audit should one be required.

Signature of Owner: _____

Date: _____

EXHIBIT P

**South Carolina State Housing Finance and Development Authority
2011 Identity of Interest Certification**

The Applicant _____, has represented to the Authority in the 2011 Low-Income Housing Tax Credit Application that the Applicant **has** **does not have** an "identity of interest." An "identity of interest" exists if any of the following conditions exist:

- A. When there is any financial interest of the Applicant or Owner and any other member of the development team.
- B. When one or more of the officers, directors, stockholders, members, or partners of the Applicant or Owner is also an officer, director, stockholder, member, or partner of any other member of the development team.
- C. When any officer, director, stockholder, member or partner of the Applicant or Owner has any financial interest whatsoever in any other member of the development team.
- D. When any other member of the development team advances any funds to the Applicant or Owner.
- E. When any other member of the development team provides and pays, on behalf of the Applicant or Owner, the cost of any architectural services or engineering services other than those of a surveyor, general superintendent, or engineer employed by any other member of the development team in connection with its obligations under its contract with the Applicant or Owner.
- F. When any other member of the development team takes stock or any interest in the Owner entity as part of the consideration to be paid him/her.
- G. When any relationship exists which would give the Applicant or Owner or any other member of the development team control or influence over the price of the contract or the price paid to any other member of the development team or to a subcontractor, material supplier or lessor of equipment.
- H. When there exist (or come into being) any side deals, agreements, contracts or undertakings entered into or contemplated, thereby altering, amending, or canceling any of the required application or closing (should there be a closing) documents.

If there is an 'identity of interest', please state what the 'identity of interest' is: _____

_____.

The above Applicant certifies that fees and charges collected by one of the parties from related parties does not exceed the norm for such services etc., for the area the development is located in.

The undersigned hereby certifies and acknowledges that the South Carolina State Housing Finance and Development Authority may rely upon this certification in making an allocation of tax credits.

Applicant: _____

Date: _____

By: _____

Exhibit R

2011 Physical Needs Assessment Certification Form

I, _____, have completed a physical needs assessment report for the proposed development, _____, which is located at _____, _____ County, South Carolina.

I hereby certify that all of the repairs outlined in the physical needs assessment report dated _____ are needed and necessary repairs and that said report is based on a **100% physical inspection of all units** in the development.

I hereby certify that the following major systems have not been replaced within the past seven (7) years: _____

_____.

Based on my calculations, I hereby certify that a total of \$_____ per unit in **hard construction costs** needed and necessary in the rehabilitation of this property.

Assessor's Signature: _____
Assessor's Name: _____
Company: _____
Phone Number: _____ Fax Number: _____
Date: _____

Exhibit S - Market Study Requirements Appendix B

*All relevant tables should be placed with corresponding text.

Market Study Process:

The Applicant will be required to submit a cashier's check in the amount of \$4,500.00 at the Tier One Application submittal or the application will be disqualified.

1. Upon receipt of Tier One Applications, the Authority will assign proposals to commissioned Market Analysts. The Authority will work to assign proposals which are geographically clustered and proposals for which the Analyst has not already performed a preliminary market study. Market studies must conform to the requirements in **Exhibit S** and **S – 2** and both will become property of the Authority;
2. Applicants should notify the Authority immediately if they believe a conflict of interest exists with an assigned Market Analyst. The Authority will make the final determination if a conflict exists and/or if changes will be made.
3. Unless a specific definition is given in the 2011 QAP Package, commissioned market analysts **must adhere** to Market Study terminology as sanctioned by the National Council of Affordable Housing Market Analysts. The Market Study Terminology list is available at: www.housingonline.com/Resources.aspx.
4. Once assignments are made, analysts may contact Applicants to ensure they have all information necessary to complete a market study. However, analysts and Applicants must not discuss the Primary Market Area (PMA) during this initial contact period. All analysts must provide the Authority and the Applicant, by email, fax or hard copy, a description of the PMA and a list of the comparable/competitive developments to be used in the market study for each assigned proposal by 5:00 PM (EST) Friday, March 11, 2011. Each pre-market analysis must include the following:
 - a. A map of the PMA;
 - b. A physical description of the PMA including the methodology used to define it;
 - c. Census tracts that encompass the PMA; and
 - d. A list of the comparable/competitive developments to be used in the market study.
5. The Authority will notify Analyst via email once all pre-market analysis is deemed acceptable. Analysts will have six (6) weeks to complete all assigned market studies. All completed studies must be received by 5:00 PM (EST) Friday April 15, 2011. Two hard copies must be submitted to the Authority along with one electronic copy. The electronic copy must be in the form of a CD, DVD or Flash Drive.
- 2-6. Upon receipt of all completed market studies, the Authority will forward a copy to the Applicant and begin the in-house review. If alterations are recommended, the market study should reflect conclusions based on both the original proposal and the recommendations. This includes capture rates, absorption periods, market advantage, etc. This would include completing Exhibit S – 2 for both scenarios.
- b)7. The Applicant must submit in writing to the Authority that s/he has received their market study. If alterations are recommended the Applicant must incorporate the changes into the proposal.
- d)8. The Authority will consider the market study, the market, marketability factors, and any additional information available to determine if an acceptable market exists for a development as proposed. The Authority is not bound by the conclusions or recommendations of the Market Analysts and reserves the right to disqualify any application in the competition if it determines an acceptable market does not exist.
9. In one cover letter, separate from the individual market studies submitted, the Market Analyst must indicate which proposals, if any, are located within the same market area. A determination must be made if the PMA can absorb all proposals, and if not, the analyst must identify the strongest proposal(s) and the reasons why.

Formatted: Bullets and Numbering

A. Project Description

1. Give the following information for the proposed subject as provided by the LIHTC Applicant:
 - a. Development Location;
 - b. Construction Type: New Construction, Rehab, Acquisition and Rehab, Adaptive Reuse;
 - c. Occupancy Type: Family, Older Persons, etc.;
 - d. Target Income Group: 50% AMI, 60% AMI, Market Rate;
 - e. Special Needs Population (if applicable);
 - f. Number of units by bedroom/bathroom;
 - g. Number of buildings and stories and if there will be an elevator;
 - h. Unit Size(s);

- i. Structure Type/Design: Townhouse, Garden Apartment, etc.;
- j. Proposed Rents and Utility Allowances including energy source (Gas, Oil, Electric) and if utility is Tenant or Owner's responsibility;
- k. Status of Project Based Rental Assistance: None, Existing, Proposed;
- l. Proposed Development Amenities;
- m. Proposed Unit Amenities;
- n. For rehab proposals, please provide: current occupancy levels, current rents being charged (versus proposed rents), tenant incomes, as well as detailed information about the scope of work planned and how the rehabilitation will be carried out.

B. Site Description

1. Give the date(s) the senior analyst/market study author made a site visit including surrounding market area developments.
2. Describe physical features of the site, adjacent parcels, surrounding structures and neighborhoods. Give a brief description of the surrounding land uses. Note any obvious environmental concerns or any other visible concerns.
3. Give the site's general physical location to surrounding roads, public transportation, community amenities, employment, and services. It is extremely important to identify the closest shopping areas, schools, and employment centers, medical facilities and other amenities that would be important to the targeted population.
4. Indicate if there are any road or infrastructure improvements planned or under construction in the proposed market area.
5. Provide information or statistics as well as local perceptions of crime in the neighborhood, if applicable.
6. Comment on access, ingress/egress, and visibility to site.
7. Describe overall positive and negative attributes about the site as they relate to marketability.

C. Market Area

1. Provide all Primary Market Area pre-market analysis information. Include a copy of the email in which the Authority finalized the PMA.
2. The analyst may provide information about the secondary market area if desired.

D. Market Area Economy

1. A map of the site as compared to the locations of major employment concentrations.
2. Employment by industry--numbers and percentages (i.e. Manufacturing: 150,000 (20%)).
3. The major current employers and anticipated expansions, contractions in their workforces, as well as newly planned employers and their impact on employment in the market area.
4. Total workforce figures and employment and unemployment trends for the market area and, where possible, the county. Provide numbers and percentages for both. Provide annualized figures for these trends (i.e. average annual increase of unemployment of 1.2%).
5. If relevant, comment on the availability of housing for low- to very low-income employees of businesses and industries that draw from the PMA.
6. Provide commuting patterns for workers such as how many workers in the PMA commute from surrounding areas outside the PMA.

E. Community Demographic Data

Provide the following demographic information for the market area, giving historical data as well as current data and estimates. Include data on population and household trends from 2000 to 2010 and projected to 2013. Projections must be prepared by a reputable source such as Claritas. U.S. Census data prior to the 2000 Census is only acceptable as historical data. If the Market Analyst does not agree with these projections, s/he must provide the reasoning, along with substitute projections. Both numbers and percentages should be shown for the data below. Annualized growth figures should be included. Please include a brief narrative of overall conclusions.

1. Population Trends
 - a. Total Population

- b. Population by age groups
 - c. Number of older persons (for older persons projects)
 - d. If a special population is proposed for the development (i.e. migrant workers, homeless), provide additional information on population growth patterns specifically related to this population.
2. Household Trends
- a. Total number of households, average household size, and group quarter.
 - b. Households by tenure (If appropriate, breakout by older persons and non-older persons).
 - c. Households by income. (Older persons proposals should reflect the income distribution of those households only).
 - d. Renter households by number of persons in the household.

F. Project-Specific Demand Analysis

1. **Income Restrictions:** Use the applicable incomes and rents in the subject's application. Be aware of the specific income restrictions which apply to the tax credit program. Analysts must take the income restrictions designated in the application into account when estimating demand.
2. **Affordability:** Analysts must assume that no family households are able to pay more than 35% of gross income towards gross rent and no elderly households are able to pay more than 40% of their gross income toward gross rent. Any such additional indicators should be calculated separately and be easily added or subtracted from the required demand analysis.
3. The demand analysis should clearly indicate the minimum and maximum income range for each targeted group.

In cases where the proposed rents for projects with Project Based Rental Assistance are higher than the maximum allowable LIHTC rents, two separate demand analyses must be shown: One with the rental assistance (thereby allowing \$0 for the minimum income) and one without the rental assistance. For the second demand calculation without rental assistance, analysts should use tax credit rents regardless of market conditions.

For projects with market rate units, the analyst must make some reasonable determination of a maximum income level beyond which a household would not likely be a participant in the rental market. The analyst should clearly state the assumptions used in making the aforementioned determination.

4. **Demand:** The demand should be derived from the following sources using data established from a reputable source:
 - a. **Demand from New Renter Households:** New rental units required in the market area due to projected renter household growth. Determinations must be made using the current base year of 2010 and projecting forward to the anticipated placed-in-service date of 2013. The population projected must be limited to the age and income cohort and the demand for each income group targeted (i.e. 50% of median income) must be shown separately.
 - In instances where a significant number (more than 20%) of proposed rental units are comprised of three-and four-bedroom units, analysts must refine the analysis by factoring in the number of large households (generally 4+ persons). A demand analysis which does not take this into account may overestimate demand.
 - b. **Demand from Existing Households:** The second source of demand should be determined using 2000 census data and projected from:
 - 1) **Rent over-burdened households,** if any, within the age group, income cohort and tenure targeted for the proposed development. In order to achieve consistency in methodology, all analysts should assume that the rent-overburdened analysis includes households paying greater than 35% or in the case of elderly 40% of their gross income toward gross rent rather than some greater percentage. If an analyst feels strongly that the rent-overburdened analysis should focus on a greater percentage, they must give an in-depth explanation why this assumption should be included. Any such additional indicators should be calculated separately and be easily added or subtracted from the required demand analysis.
 - 2) **Households living in substandard housing.** Households in substandard housing should be adjusted for age, income bands and tenure that apply. The analyst should use their own knowledge of the market area and project to determine if households from substandard housing would be a realistic source of demand.
 - The Market Analyst is encouraged to be conservative in his/her estimate of demand from both households that are rent-overburdened and/or living in substandard housing.

- 3) **Elderly Homeowners likely to convert to rentership:** The Authority recognizes that this type of turnover is increasingly becoming a factor in the demand for elderly tax credit housing. A narrative of the steps taken to arrive at this demand figure should be included.
- 4) **Other:** Please note, the Authority does not, in general, consider household turnover rates other than those of elderly to be an accurate determination of market demand. However, if an analyst firmly believes that demand exists which is not being captured by the above methods, s/he may be allowed to consider this information in their analysis. The analyst may also use other indicators to estimate demand if they can be fully justified (e.g. an analysis of an under-built or over-built market in the base year). Any such additional indicators should be calculated separately and be easily added or subtracted from the demand analysis described above.
5. **Method:** Please note that the Authority's stabilized level of occupancy is 93%.
- a. **Demand:** The two overall demand components added together 4a and 4b above represent demand for the project.
- b. **Supply:** Comparable/competitive units funded, under construction, or placed in service in 2010 must be subtracted to calculate net demand. Vacancies in projects placed in service prior to 2010 which have not reached stabilized occupancy must also be considered as part of the supply.
- c. **Capture rates:** Capture rates must be calculated for each targeted income group and each bedroom size proposed as well as for the project overall.
- d. **Absorption rates:** The absorption rate determination should consider such factors as the overall estimate of new renter household growth, the available supply of comparable/competitive units, observed trends in absorption of comparable/competitive units, and the availability of subsidies and rent specials.
6. **Example of Method:**
- a. **Demand**

	Households at 50% Median Income (min. income to max. income)	Households at 60% of Median Income (min. income to max. income)
Demand from New Households (age and income appropriate)		
+	+	+
Demand from Existing Households Rent-Overburdened		
+	+	+
Demand from Existing Households Renters in Substandard Housing		
+	+	+
Demand from Existing Households Elderly Homeowner Turnover		
=	=	=
Total Demand		
-	-	-
Supply		
=	=	=
Excess Demand/Supply		

b. Net Demand and Capture Rates

Bedrooms	Total Demand	Supply	Net Demand	Units Proposed	Capture Rate
1 Bedroom % AMI					
2 Bedroom % AMI					
3 Bedroom % AMI					
4 Bedroom % AMI					

G. Supply Analysis (Comparable/Competitive Rental Developments)

The supply analysis will be given significant weight in the Authority's review of the market study. The senior analyst/market study author must visit all comparable/competitive developments. The analysis must include all existing

LIHTC projects and other projects that would compete with or be affected by the proposed project. The analyst must include and consider all developments under construction and/or in the pipeline in the analysis.

1. Provide a copy of the email in which the Authority finalized the list of most directly comparable/competitive developments in the pre-market analysis.
2. The following information should be included for each comparable/competitive development:
 - a. Name, Address, and Phone Number
 - b. Contact Person's Name and staffing of the comparable/competitive property development
 - c. Photograph
 - d. Monthly Rents and utilities included in the rent, if any
 - e. Type of development (RHS, tax credit, conventional, bond, bond and tax credits, etc.)
 - f. Breakdown of unit sizes by bedroom/bathroom count
 - g. Square footage for each comparable/competitive unit type
 - h. Project age and Condition
 - i. Population Served
 - j. Description of unit amenities (include kitchen equipment) and site amenities
 - k. Concessions given, if any
 - l. Current vacancy rates broken down by bedroom size. Vacancy rates are to be determined using 2010 second and fourth quarter information provided by property management.
 - m. Waiting list information, if any
 - n. Number of units receiving rental assistance, description of assistance as project or tenant based.
 - o. For developments in the planning or construction stages, provide the name, address/location, name of owner, number of units, unit configuration, rent structure, estimated date of market entry, and any other relevant market analysis information. If there are no developments in the planning stages or under construction, a statement to that effect must be provided.
 - p. If the proposed project is an additional phase of an existing project, include a tenant profile as well as any information about a waiting list.

The above information should be provided in a comparative framework **including** the proposed project and those projects under construction and/or in the pipeline. For example, in addition to providing a page of information along with a picture for each comparable/competitive development, the analyst should also provide comparative charts that show such factors as the proposed project's rents, square footages, amenities, etc. as compared to the other projects.

3. A map showing the comparable/competitive developments in relation to the proposed site. The map should have an identifiable usable scale.
4. If applicable to the proposed development, provide data on three and four bedroom single-family rentals, OR provide information on rental trailer homes and single family homes in rural areas lacking sufficient three and four bedroom rental units in an attempt to identify where potential tenants are currently living.
5. Derive the programmatic rent and compare them to the proposed development's rents. Quantify and discuss market advantage of the subject and impact on marketability.
6. Calculate the overall market vacancy rate, the overall comparable/competitive vacancy rate, and the overall vacancy rate for all LIHTC projects in the market area. (Do not include new projects in the process of "renting up" in vacancy rate.)
7. The cost and availability of homeownership and mobile home living, if applicable.
8. Conclusion as to the impact that the proposed project will have on the occupancy of other assisted housing projects in the market area.
9. Discuss the availability of affordable housing options, including purchase or sale of homes.
10. The Market Analyst should note any primary housing voids in the market and comment whether the proposed project will fill such a void or not.

H. Interviews

The results of formal or informal interviews with property managers, town planning officials or anyone with relevant information relating to the overall demand for the proposed development should be summarized in this section.

I. Recommendations

Market Analysts must provide a recommendation that clearly states whether a proposed project should be awarded tax credits. The Market Analyst must provide a brief summary of all the major factors that led to their conclusion. If the

analyst determines that the project can be altered to optimize the fit to its market, recommendations should be clearly addressed in a narrative form.

The completed market study must incorporate any changes necessary to meet the minimum threshold requirements stated in the 2011 QAP. If the development cannot be revised to meet the threshold requirements the market analyst must explain why they cannot be met.

J. Signed Statement Requirements

The signed statement must include the following language:

I affirm that I have made a physical inspection of the market and surrounding area and the information obtained in the field has been used to determine the need and demand for LIHTC units. I understand that any misrepresentation of this statement may result in the denial of further participation in the South Carolina State Housing Finance & Development Authority's programs. I also affirm that I have no financial interest in the project or current business relationship with the ownership entity and my compensation is not contingent on this project being funded. This report was written according to the SCSHFDA's market study requirements. The information included is accurate and can be relied upon by SCSHFDA to present a true assessment of the low-income housing rental market.

Market Analyst Author

Date

2011 EXHIBIT S – 2 SCSHFDA PRIMARY MARKET AREA ANALYSIS SUMMARY: (APPENDIX C)

Development Name: _____ Total # Units: _____
 Location: _____ # LIHTC Units: _____
 PMA Boundary: _____
 _____ Farthest Boundary Distance to Subject: _____ miles

RENTAL HOUSING STOCK (found on page __)

Type	# Properties	Total Units	Vacant Units	Average Occupancy*
All Rental Housing				%
Market-Rate Housing				%
Assisted/Subsidized Housing not to include LIHTC				%
LIHTC (All that are stabilized)**				%
Stabilized Comps***				%
Non-stabilized Comps				%

* Average Occupancy percentages will be determined by using the second and fourth quarter rates reported for 2010.

** Stabilized occupancy of at least 93%.

*** Comps are those comparable to the subject and those that compete at nearly the same rent levels and tenant profile, such as age, family and income.

Subject Development					Adjusted Market Rent			Highest Unadjusted Comp Rent	
# Units	# Bedrooms	Baths	Size (SF)	Proposed Tenant Rent	Per Unit	Per SF	Advantage	Per Unit	Per SF
				\$	\$	\$	%	\$	\$
				\$	\$	\$	%	\$	\$
				\$	\$	\$	%	\$	\$
				\$	\$	\$	%	\$	\$
				\$	\$	\$	%	\$	\$
****Gross Potential Rent Monthly				\$	\$		%		

****Market Advantage is calculated using the following formula: (Gross Adjusted Market Rent (minus) Gross Proposed Tenant Rent) (divided by) Gross Proposed Tenant Rent. The calculation should be expressed as a percentage and rounded to two decimal points.

DEMOGRAPHIC DATA (found on page __)

	2000		2010		2013	
Renter Households		%		%		%
Income-Qualified Renter HHs (LIHTC)		%		%		%
Income-Qualified Renter HHs (MR)	(if applicable)	%		%		%

TARGETED INCOME-QUALIFIED RENTER HOUSEHOLD DEMAND (found on page __)

Type of Demand	50%	60%	Market-rate	Other: __	Other: __	Overall
Renter Household Growth						
Existing Households (Overburd + Substand)						
Homeowner conversion (Seniors)						
Other:						
Less Comparable/Competitive Supply						
Net Income-qualified Renter HHs						

CAPTURE RATES (found on page __)

Targeted Population	50%	60%	Market-rate	Other: __	Other: __	Overall
Capture Rate						

ABSORPTION RATE (found on page __)

Absorption Rate _____ months

EXHIBIT U

Example of Utility Allowance Schedule

(Amounts are for example only and do not represent any actual utility allowances.)

Utilities	Gas/Electric/Oil	Utilities paid by:				Enter Allowances by Bedroom Size				
						0 BR	1 BR	2 BR	3 BR	4 BR
Heating	Electric		Owner	X	Tenant	10.64	14.88	19.20	23.44	29.84
Air Cond.	Electric		Owner	X	Tenant	9.44	13.20	16.96	20.72	26.32
Cooking	Electric		Owner	X	Tenant	4.40	6.16	7.92	9.68	12.32
Lighting	Electric		Owner	X	Tenant	13.04	18.16	23.44	28.64	36.40
Hot Water	Gas		Owner	X	Tenant	9.66	13.10	17.39	21.25	27.12
Elec. Facilities			Owner	X	Tenant	6.50	6.50	6.50	6.50	6.50
Gas Facilities			Owner	X	Tenant	3.00	3.00	3.00	3.00	3.00
Water		X	Owner		Tenant					
Sewer		X	Owner		Tenant					
Trash		X	Owner		Tenant					
Range			Owner		Tenant					
Refrigerator			Owner		Tenant					
Other			Owner		Tenant					
Total Utility Allowance for Units:						56.68	75.00	94.41	113.23	141.50
Tenant is not furnishing any appliances in these units.										
Total Utility Allowance (rounded up to the nearest dollar):						57.00	75.00	95.00	114.00	142.00

NOTE: This document is provided only as an example of the information to be furnished by the Applicant on the Source of Utility Allowance Calculation schedule on page 6 of the application. You do not need to submit this document with the application.