



**2011 HOME
Investment Partnerships Program
Rental Addendum**

**South Carolina State Housing
Finance and Development Authority**
300-C Outlet Pointe Blvd
Columbia, South Carolina 29210

Provide HOME Rental Addendum under **Tab 18**.

Section A - Application Type (Please check and complete all that apply)

Type of Activity Acquisition Conversion New Construction Rehabilitation

Total Project Cost: _____ Total # of units: _____ # of **HOME** assisted units: _____

Will this project be subject to *The Davis Bacon Act*? Yes No

* **The Davis-Bacon Act** (24 CFR Part 92.354) as administered under the HOME Program applies to every contract for the construction (rehabilitation or new construction) of housing (rental and homeownership activities) that includes 12 or more units assisted with HOME funds. It requires contractors to pay prevailing wages to all laborers and mechanics employed in the development and allows for the withholding of funds to ensure compliance. Prevailing wages are determined by the Department of Labor. Wage determinations are listed by construction type and county. They can be found online at www.access.gpo.gov/davisbacon/ or www.wdol.gov.

HOME Funds Total **HOME** funds requested: _____ Total **HOME** funds per unit: _____

Deferred Loan - 1/2 % Interest Rate Amortization** requested: _____ Term requested: _____

** Amortization or term not to exceed thirty (30) years.

Section B - Applicant Information

Type of Applicant

For-Profit Limited Partnership Nonprofit Unit of Local Government
 Limited Liability Corporation General Partnership PHA CHDO***

***If applying as a CHDO, submit a copy of your current designation letter under **Tab 18**.

Applicant Name: _____ Telephone: _____

Address: _____ Fax: _____

City/State/Zip Code: _____ E-mail Address: _____

Contact: _____ Federal Tax ID #: _____

DUNS #: _____

Section C - Project Location

Project Name: _____ State Senate District: _____

Project Address: _____ State House District: _____

City/State/Zip Code: _____ Census Tract: _____

County: _____ Congressional District: _____

Section D - Owner Information

Owner Name: _____ Telephone: _____

Address: _____ Fax: _____

City/State/Zip Code: _____ E-mail Address: _____

Contact: _____ Is this a minority owned business? Yes No

Section E - Special Needs Targeting (If applicable, check all that apply and provide the number to be served)

Mentally Disabled _____ Homeless _____ Chemical Dependencies _____

Physically Disabled _____ Elderly _____ Other _____

Migrant/Agricultural Workers _____ HIV/AIDS _____ Other _____

Section F - Site Information

Appraisal

All applicants must provide an independent appraisal that reflects the market value of the property. The appraisal cannot be older than six (6) months. Appraisals must represent the income approach except in the case of vacant land. When acquiring property involving HOME funds the "Notice to Seller" provided as Exhibit 4 shall be initiated at time of option or contract. Provide the "Notice to Seller" and Appraisal under Tab 18.

Building(s) are vacant: Yes No Building(s) last occupied? _____ Year built? _____

Building(s) acquired or to be acquired by: Related party Unrelated party

Appraised value: _____ Appraiser: _____

Date appraised: _____ Appraiser license #: _____

Seller Information

Name of Seller: _____ City/State/Zip: _____

Address: _____ Telephone: _____

Relocation Information

Applicants must submit a completed "Tenant Profile Form," copies of all "General Information Notices" provided to each household in occupied units along with documentation of the delivery method used to provide it, and a certified rent roll behind Tab 18 (see Exhibits 5, 6, and 7).

Applicants **MUST** provide the following items under Tab 18:

1. A complete "Tenant Profile Form" (provided as Exhibit 7) for each occupied unit.
2. A copy of all "General Information Notices" (provided as exhibits 5 & 6) sent to each occupied unit **AND** documentation of the method used to deliver it.
3. A current certified rent roll that clearly identifies which units are occupied and which are vacant at the time of application.

Site Control

Deed (must be recorded) Option* Purchase Contract* Purchase Price _____

Expiration Date of Contract or Option _____ (month/year) Exact Area of Site _____ (acres)

* All options and contracts **must** be "conditional" in nature, dependent upon the results of the environmental review. See sample language provided in the Environmental Manual to ensure this requirement is met.

Environmental Review

All applicants must submit a Phase I Environmental Site Assessment and a Phase II ESA (if applicable) prepared by an independent third party licensed environmental professional. Provide the ESA(s) with the application under Tab 18.

Site Characteristics

Has locality approved the site plan? Yes No

Has locality issued a building permit? Yes No

Are all utilities presently available to the site? Yes No

Is project a historic building? Yes No

Are property taxes current? Yes No

Will the project require lead reduction? Yes No

If yes, provide a cost estimate for lead reduction work under Tab 18.

Section G - Development Information

Development Type

Multifamily Rental Single Family Rental Single Room Occupancy (SRO) Other: _____

Cost per Square Foot: _____ (TDC/Square Feet) Total # of Buildings in Project: _____

Section H - Previous HOME Participation

Has principle previously received **HOME** funding? Yes No

AS SOON AS POSSIBLE, complete **Form M47 "HOME Eligibility Certification"** and submit to the Program Manager. The Program Manager must receive **Form M47** by May 20, 2011, in order to certify and return the document to the principle for submittal under Tab 18 with the Tier Two LIHTC Application.

Section I - HOME Occupancy Requirements

HOME Income and Rent Restrictions

HOME projects funded in conjunction with the LIHTC program must have 20% of the developments total units designated as HOME-assisted units, of which all must be occupied by households that have income levels at or below 50% of the HOME Area Median Income limits. HOME-assisted units must be comparable in size, number and amenities to other units in the development. **HOME income and rent limits are posted at** http://www.schousing.com/Housing_Partners/Income_Limits.

Low HOME Rent Designated Units

Low Rent Designated Units	# of HOME Assisted Units	Low HOME Rent Limit	Less Tenant Paid Utilities	= Max Allowable Low HOME Rent	Proposed Rent	Income Level Served (50% & below)
1 BR Low						
2 BR Low						
3 BR Low						
4 BR Low						

High HOME Rent Designated Units

High Rent Designated Units	# of HOME Assisted Units	High HOME Rent Limit	Less Tenant Paid Utilities	= Max Allowable High HOME Rent	Proposed Rent	Income Level Served (60%)
1 BR High						
2 BR High						
3 BR High						
4 BR High						

HOME unit designation: Fixed Floating

Total Number of one (1) bedroom units: _____ Total Number of three (3) bedroom units: _____

Total Number of two (2) bedroom units: _____ Total Number of _____ bedroom units: _____

of **HOME** 504* units: _____

* **New Construction** projects with five (5) or more units must have a minimum of five percent (5%) of the units accessible to individuals with mobility impairments AND an additional two percent (2%) of the units accessible to individuals with sensory impairments. **Rehabilitation** projects with fifteen (15) or more units and rehabilitation costs that will be seventy-five percent (75%) or more of the replacement costs of the completed facility must have a minimum of five percent (5%) of the units accessible to individuals with mobility impairments AND an additional two percent (2%) of the units accessible to individuals with sensory impairments.

Is the project utilizing project-based Section 8 subsidies? Yes No

Is the project utilizing Rural Housing Services Financing? Yes No

Section J - Procurement (check one)

Competitive Bid Policy Sealed Bid Policy Negotiated Bid Policy Identity of Interest Relationship

DECLARATION

The applicant acknowledges they are subject to all regulations and requirements as legislated in the Final Rule of the HOME Investment Partnerships Program, **24 CFR Part 92**.

In accordance with **24 CFR Part 58**, recipients, owners, developers, sponsors or any third party partners **CAN NOT** take any physical actions on a site, start construction, commit, expend, or enter into any legally binding agreements that constitute choice limiting actions for any HUD or non-HUD funds before the environmental review process has been completed and the Authority has approved the Request for Release of Funds. **Any violation of the statutory regulation will result in the automatic termination of the HOME reservation.**

All attachments to this application are identified in the appropriate exhibits checklist. All attachments are clearly labeled and provided in the order requested.

The undersigned agrees that the South Carolina State Housing Finance and Development Authority may substitute its own figures, which it deems reasonable, for any or all figures provided herein by the undersigned. The South Carolina State Housing Finance and Development Authority reserves the right to request additional information, documents, plans, specifications, or other materials as needed or require changes to the information submitted herewith. The undersigned agrees to provide any and all such information, documents, plans, specifications, or other materials, at its own cost, whenever the same are requested to be provided.

Applicant Certification:

The undersigned certifies that the statements made in this application and all attachments are true, correct and complete. Verification may be obtained from any source necessary. Falsification of any of the statements made in this application will result in the cancellation of any award resulting from the submission of this application.

ORIGINAL SIGNATURE REQUIRED: _____

Title: _____

Date: _____