

**Form 1C**  
**Bedrooms and Income Levels**

Supportive Housing Units for Homeless								
% of Median Income	Studio	One Bdrm	Two Bdrm	Three Bdrm	Four Bdrm	Five Bdrm	Beds	Total Units /Beds
								0
<b>Subtotal Homeless Units</b>	0	0	0	0	0	0	0	0
Low-Moderate Income Housing Units								
% of Median Income	Studio	One Bdrm	Two Bdrm	Three Bdrm	Four Bdrm	Five Bdrm	Beds	Total Units /Beds
								0
								0
								0
								0
								0
								0
<b>Subtotal Low Mod Income Housing Units</b>	0	0	0	0	0	0	0	0
<b>Common Area Units / Unrestricted Managers' Units</b>								0
<b>Market Rate Units</b>								0
<b>Total Units</b>	0	0	0	0	0	0	0	0

## Form 5 Project Schedule

DEVELOPER NAME

Category	Tasks	Date Completed or Expected Completion	Status
Site Control	Purchase and Sale Agreement / Option	N/A	(e.g., Executed PSA/ Option)
Site Control	Maximum Extensions	N/A	(e.g., Must Waive Financing Contingency 6/30/08)
Site Control	Closing	N/A	(e.g., Must Close on December 31, 2008)
Feasibility/Due Diligence	Site survey		(e.g., Completed on schedule)
Feasibility/Due Diligence	Market study		
Feasibility/Due Diligence	Phase I Environmental Assessment		
Feasibility/Due Diligence	Phase 2 Environmental Assessment		
Feasibility/Due Diligence	Capital needs assessment		
Feasibility/Due Diligence	Support of project by relevant neighborhood association		
Feasibility/Due Diligence	Relocation of existing tenants	N/A	
Financing	Appraisal		
Financing	Financial underwriting		
Financing	Application for funding (specify source):*		
Financing	Application for funding (specify source):		
Financing	Application for funding (specify source):		
Financing	Construction cost estimate		
Financing	Lender selection		
Financing	Funding for services		
Financing	Award date for funding source (specify):*		
Financing	Award date for funding source (specify):		
Financing	Award date for funding source (specify):		
Design/Permitting	Preliminary drawings completed		
Design/Permitting	Zoning approval		
Design/Permitting	Site plan approval		
Design/Permitting	Building permit application submitted		
Design/Permitting	Building permits issued		
Design/Permitting	Final Plans and Specs Completed		
Construction	Selection of general contractor		
Construction	Begin construction		
Construction	Issued certificate of occupancy		
Occupancy	Selection of management entity		
Occupancy	Selection of service providers		
Occupancy	Begin lease-up		
Occupancy	Placed in service - 1st Building		
Occupancy	Placed in service - Last Building		
Occupancy	Projected First LIHTC Year		

Scoring Categories	2020 Points	Applicant Points
Lower income areas	5	
Energy Efficiency and Sustainability	20	
Mixed-Income Incentive	12	
Serves Large Families	5	
Serves Lowest-Income Residents	60	
Supportive Housing	15	
Veteran Housing	5	
Rehab/Neighborhood Stabilization	25	
Universal Design	18	
Financial Leverage	36	
Eventual Tenant Ownership	3	
Development Team	12	
Areas of Economic Opportunity	28	
Rural areas with out recent tax credit awards	8	
Workforce Housing Communities	12	
Community Service Facilities	5	

Total Points	269	0
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self-score using the recently proposed new scoring for the 2021-2022 QAP, as detailed here:  
<https://www.wheda.com/globalassets/documents/tax-credits/htc/2021/2021-htc-sample-application.pdf>

Form 3: Development Sources and Uses Budget

Instructions:

- Enter costs by source in Columns H, I, J, K, etc. The yellow total cells will autocalculate.
- Do not combine funding sources in a column.
- Add as many columns and rows as you need.
- Assume \$130,000 in total land costs.

Acquisition Costs:

Land  
Existing Structures  
Liens  
Closing, Title & Recording Costs  
Extension payment  
Other Describe  
Other Describe  
SUBTOTAL

Total Project Cost	Source:	Source:	Source:	Source:	Source:	Source:
	(Specify)	(Specify)	(Specify)	(Specify)	(Specify)	(Specify)
\$ 130,000.00						
N/A						
N/A						
-						
-						
-						
\$ 130,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Construction:

Demolition  
New Building  
Rehabilitation  
Contractor Profit  
Contractor Overhead  
New Construction Contingency #REF!  
Rehab Contingency #REF!  
Accessory Building  
Site Work / Infrastructure  
Off site Infrastructure  
Environmental Abatement (Building)  
Environmental Abatement (Land)  
Sales Tax  
Bond Premium  
Equipment and Furnishings  
Other Construction Costs Describe  
SUBTOTAL

N/A						
-						
N/A						
-						
-						
-						
-						
-						
-						
-						
-						
-						
-						
-						
-						
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Soft Costs:

Buyer's Appraisal  
Market Study  
Architect  
Engineering  
Environmental Assessment  
Geotechnical Study  
Boundary & Topographic Survey  
Legal - Real Estate  
Developer Fee  
Project Management / Development Consultant Fees  
Other Consultants  
Other (Describe)  
SUBTOTAL

-						
-						
-						
-						
-						
-						
-						
-						
-						
-						
-						
-						
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Pre-Development / Bridge Financing

Bridge Loan Fees  
Bridge Loan Interest  
SUBTOTAL

-						
-						
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Construction Financing

Construction Loan Fees  
Construction Loan Expenses (Appraisal, 3rd Party Rpts)  
Construction Loan Legal  
Construction Period Interest  
Lease-up Period Interest  
SUBTOTAL

-						
-						
-						
-						
-						
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Permanent Financing

Permanent Loan Fees  
Permanent Loan Expenses (Appraisal, 3rd Party Rpts)  
Permanent Loan Legal  
LIHTC Fees  
LIHTC Legal (Syndication/Organizational)  
LIHTC Owners Title Policy  
State HTF Fees  
Other

SUBTOTAL

-						
-						
-						
-						
-						
-						
-						
-						
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Capitalized Reserves

Operating Reserves  
Replacement Reserves  
Other Reserves

SUBTOTAL

-						
-						
-						
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Other Development Costs

Real Estate Tax  
Insurance  
Relocation  
Bidding Costs  
Permits, Fees & Hookups  
Impact/Mitigation Fees  
Development Period Utilities  
Nonprofit Donation  
Accounting/Audit  
Marketing/Leasing Expenses  
Carrying Costs at Rent up/ Lease Up Reserve

SUBTOTAL

-						
-						
-						
-						
-						
-						
-						
-						
-						
-						
-						
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Bond Related Costs of Issuance (4% Tax Credit/Bond Projects Only)

Issuer Fees & Related Expenses  
Bond Counsel  
Trustee Fees & Expenses  
Underwriter Fees & Counsel  
Placement Agent Fees & Counsel  
Borrower's Counsel - Bond Related  
Rating Agency

SUBTOTAL

-						
-						
-						
-						
-						
-						
-						
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Total Development Cost:	\$ 130,000						
Total Sources:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Number of Units	\$ -						
Total Cost Per Unit	#DIV/0!						

Form 7  
Financing Sources

DEVELOPER NAME \_\_\_\_\_

Bridge Financing

Source	Amount	Anticipated Interest Rate	Loan Term	Amortization Period	Source of Repayment
	\$ -				
	\$ -				
	\$ -				
	\$ -				
	\$ -				
	\$ -				
	\$ -				
	\$ -				
Total Bridge Financing	\$ -				

Permanent Financing

Sources	Amount	Grant or Loan	Public or Private	Application Date	(Projected) Award Date	Interest Rate	Loan Term	Amortization Period	Repayment Structure (e.g. deferred, cash flow only, etc.)
	\$ -								
	\$ -								
	\$ -								
	\$ -								
	\$ -								
	\$ -								
	\$ -								
	\$ -								
	\$ -								
	\$ -								
	\$ -								
Subtotal	\$ -								

Sources (excluding LIHTC Equity)	\$ -
Expected LIHTC Equity	
Total Residential Sources	\$ -
Total Development Cost (Form 3)	\$ 130,000

## Form 8A

### Proposed Rents

DEVELOPER NAME

A	B	C	D	E	F	G	H	I	J	K	L
% of Median Income Served	Number of Units or Beds	Unit Size (Number of Bedrooms)	Average Square footage of unit	Tenant - Paid Monthly Rent	Tenant - Paid Utilities	Sum of Tenant - Paid Rent and Utilities (E + F)	PHA / HUD / USDA Subsidy Payment *	Gross Monthly Rent (G + H)	Annual Gross Tenant Paid Rental Income ** (B x E) x 12	Annual Gross Rental Subsidy Income *** (B x H) x 12	Annual Gross Rental Income J+K
				\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
				\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
				\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
				\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
				\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
				\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
				\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
				\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
				\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
				\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
				\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
				\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Common Area Units /Unrestricted Mgr's Units				\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Market Rate Units				\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Totals	0								\$ -	\$ -	\$ -

# **Form 8B** **Operating, Service and Rent Subsidy Sources**

DEVELOPER NAME \_\_\_\_\_

**ANNUAL OPERATING SUBSIDY SOURCES (Do Not Include Service or Rent Subsidy Dollars Here)**

Source and Type	Proposed Funding	Committed / Conditional Funding	Total Funding	Length of Commitment
Other:	\$ -	\$ -	\$ -	
Other:	\$ -	\$ -	\$ -	
Other:	\$ -	\$ -	\$ -	
Other:	\$ -	\$ -	\$ -	
<b>Total Annual Operating Subsidy Sources</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	

**ANNUAL SERVICE FUNDING SOURCES (Do Not Include Operating or Rent Subsidy Dollars Here)**

Source and Type	Proposed Funding	Committed / Conditional Funding	Total Funding	Length of Commitment
	\$ -	\$ -	\$ -	
	\$ -	\$ -	\$ -	
	\$ -	\$ -	\$ -	
<b>Total Annual Services Funding Sources</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	

**ANNUAL RENT SUBSIDY SOURCES (Do Not Include Operating or Service Funding Sources Here)**

Source and Type	Proposed Funding	Committed / Conditional Funding	Total Funding	Length of Commitment
	\$ -	\$ -	\$ -	
	\$ -	\$ -	\$ -	
	\$ -	\$ -	\$ -	
	\$ -	\$ -	\$ -	
<b>Total Annual Rent Subsidy</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	

Total Rent Subsidy Reported on Form 5A \$ -



Form 5C: Operating Pro Forma

Instructions:

- Complete all 15 years of the pro forma. Cells highlighted in Yellow are calculations or are fed by other forms. All other cells are hand-entry.
- If project has rental subsidies, provide two separate pro formas - one with subsidy and one without.
- Please utilize revenue inflation factors, cost escalators and vacancy rates based on other similar projects in your portfolio, guidance from revenue sources, or other data sources. Declare the percentage values for cost escalation in the fields highlighted in green. In the absence of an appropriate data or policy source, you may use the following historic values:

Residential Income Inflation: 2.5%  
Vacancy (Annual Residential): 5.0%  
Vacancy (Annual Nonresidential): 10.0%  
Operating Expenses Inflation: 3.5%

DEVELOPER NAME

REVENUES

		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7
<b>Residential Income</b>								
Annual Gross Tenant Paid Rental Income	Escalator 0%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Annual Gross Rental Subsidy Income	0%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Annual Operating Subsidy Sources	0%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other: Name of First Other Source	0%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other: Name of Second Other Source	0%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Residential Income	=	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Annual Service Funding		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Non-Residential Income		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL PROJECT INCOME		=	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Less Annual Residential Vacancy	Annual % 0%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Less Annual Non-Residential Vacancy	0%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
EFFECTIVE GROSS INCOME (EGI)		=	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

EXPENSES

		Cost Per Unit (Y1)	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7
<b>Operating Expenses-</b>									
Management - On-site	Escalator 0%	#DIV/0!	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Management - Off-site	0%	#DIV/0!	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Accounting	0%	#DIV/0!	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Services	0%	#DIV/0!	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Insurance	0%	#DIV/0!	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Real Estate Taxes	0%	#DIV/0!	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Marketing	0%	#DIV/0!	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Security	0%	#DIV/0!	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Maintenance and janitorial	0%	#DIV/0!	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Decorating/Turnover	0%	#DIV/0!	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Contract Repairs	0%	#DIV/0!	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Landscaping	0%	#DIV/0!	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pest Control	0%	#DIV/0!	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Fire Safety	0%	#DIV/0!	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Elevator	0%	#DIV/0!	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water & Sewer	0%	#DIV/0!	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Garbage Removal	0%	#DIV/0!	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Electric	0%	#DIV/0!	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Oil/Gas/Other	0%	#DIV/0!	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Telephone	0%	#DIV/0!	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other	0%	#DIV/0!	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expenses			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Replacement Reserve		Escalator 0%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Operating Reserve		0%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Reserves			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Residential Support Service Expenses		0%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL PROJECT EXPENSES		=	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
NET OPERATING INCOME (EGI - Total Expenses)		=	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

DEBT SERVICE

	Loan Amount	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7
Lender 1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Lender 2	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Lender 3	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Lender 4	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Lender 5	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Non-Residential Lender	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL DEBT SERVICE		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Gross Cash Flow		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Debt Coverage Ratio		#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!

REVENUES

		Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
<b>Residential Income</b>									
Annual Gross Tenant Paid Rental Income		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Annual Gross Rental Subsidy Income		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Annual Operating Subsidy Sources		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other: Name of First Other Source		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other: Name of Second Other Source		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Residential Income		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Annual Service Funding		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Non-Residential Income		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL PROJECT INCOME		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -



## Form 9C

### Sponsor Experience

DEVELOPER NAME

## Project History

[illegible]

## Pipeline

[illegible]