



HOME/HOUSING CREDIT APPLICATION WORKSHOP

February 16, 2016

8:30 – 9:00	Registration
9:00 – 9:45	<p>Introductions, Opening Remarks, and Legislative Updates David C. Young - AHFA Multifamily Administrator</p> <p>Alabama Homebuilders Association Jason Reid, Regulatory Affairs Director</p> <p>Alabama Affordable Housing Association (AAHA) Gary Hall, President</p> <p>Federal Home Loan Bank AHP Policy Changes Don Billingsley, Lending and Disbursement Analyst Patrick Rutledge, Assistant Vice President and Public Finance Relationship Manager</p>
9:45 – 10:45	<p>Introduction by Jeff Little, AHFA Multifamily Underwriter Fair Housing Update and HUD's Affirmative Fair Housing Marketing Plan Shirlyn Garner HUD Office of Fair Housing and Equal Opportunity</p>
10:45 – 11:00	Break
11:00 – 12:30	<p>AHFA HOME and Housing Credit Program Overview</p> <ul style="list-style-type: none">• Significant Changes for 2015 Barbara Wallace, AHFA Multifamily Manager Dondra Houlditch, AHFA HOME Technician III• DMS Online Application Demonstration Chris Hert, AHFA Multifamily Coordinator• Underwriting /Construction Update Jeff Little, AHFA Underwriting Manager
12:30 – 2:00	Lunch
2:00 – 2:45	<p>Compliance Update Tom Peaspanen, AHFA Compliance Coordinator</p>
2:45 – 3:45	<p>Question and Answer Sessions with AHFA Staff Closing Remarks David C. Young, AHFA Multifamily Administrator</p>



SPEAKER BIOGRAPHIES

Jason Reid

Alabama Homebuilders Association

A Madison County native from Plevna, Jason Reid graduated from Middle Tennessee State University with a degree in Public Administration and Political Science. For the past ten years he has served as the Home Builders Association of Alabama's Regulatory Affairs Director for the past ten years. He serves the HBAA as a staff lobbyist helping to craft legislation and development regulations that affect the home building industry.

Mr. Reid is the Association's lead on environmental matters, including all of its "green" building activities. He was lead staff on the development of the Green EnergyKey® program that was developed in partnership with the Alabama Department of Economic and Community Affairs. He is actively involved with the marketing aspects of this program, as well as the Energy Star Homes Program and the NAHB Green Building Program. In addition to his green building activities, Mr. Reid serves on numerous environmental boards, including the Alabama Clean Water Partnership Board of Directors.

Gary Hall

Hall Housing Investments, Inc., President

Alabama Affordable Housing Association, President

Gary Hall is the President of Hall Group, Owner, Developer and Contractor providing 4000 units of multifamily homes. He is the current president of AAHA, formerly known as ALCARH.

Don Billingsley

Lending and Disbursement Analyst

Federal Home Loan Bank of Atlanta

Don is an analyst in the Community Investment Services (CIS) department which provides financial products and expertise that increase homeownership, affordable rental housing, employment and community economic development through grants and subsidized loans. CIS products create jobs and provide services for low and moderate income families and neighborhoods.

Prior to joining FHLBank Atlanta, Don was the Senior Real Estate Development Manager for Project HOME in Philadelphia. He also served as the Executive Director for Interfaith Housing Development Corporation; Real Estate Developer for Better Homes Incorporated.; and Managing Member of Del Val Developers, LLC. Don attended Roosevelt University where he majored in Information Systems; is a certified Low Income Housing Tax Credit Professional; and is a veteran of the United States Navy.



SPEAKER BIOGRAPHIES

Patrick Rutledge

Federal Home Loan Bank of Atlanta



Patrick Rutledge is Assistant Vice President and Public Finance Relationship Manager for FHLBank Atlanta's district. Prior to joining the Bank, Rutledge spent more than 10 years in commercial, governmental, and nonprofit banking with community, regional, and national banks. Most recently he served as Vice President at State Bank & Trust in Atlanta where he lead the bank's effort in governmental banking in addition to working with commercial and nonprofit clients. He has a wealth of experience in bond transactions and public finance including both taxable and tax-exempt work with publicly marketed transactions and private placements. He earned his Bachelor of Business Administration in finance from the University of Georgia, completed the Graduate School of Banking at Louisiana State University, and holds the Certified Treasury Designation from the Association of Finance Professionals.

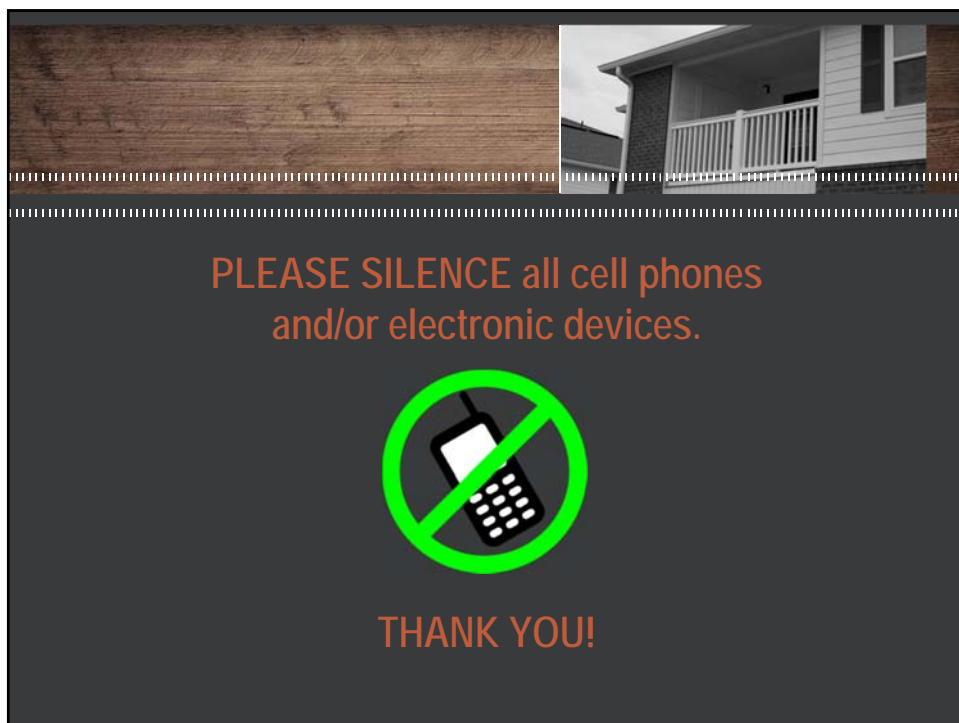
As Public Finance Relationship Manager, Patrick Rutledge speaks to audiences about bond transactions and public finance, economic development opportunities within their communities, structuring transactions, and provides education and awareness about FHLBank Atlanta's letter of credit products and their uses within public finance and other arenas.

Shirlyn D. Garner

HUD Office of Fair Housing and Equal Opportunity



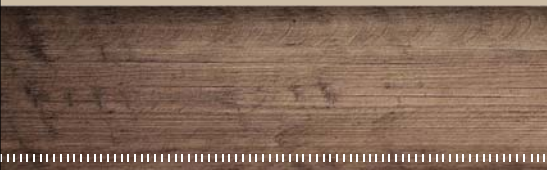

Shirlyn D. Garner is an Equal Opportunity Specialist with the U.S. Department of Housing and Urban Development (HUD), Office of Fair Housing and Equal Opportunity (FH&EO), Programs and Compliance Department at the Alabama State Field Office. Shirlyn has been with HUD for over eight years enforcing the fair housing laws, investigating fair housing complaints and providing fair housing training to recipients and non-recipients of federal funding. Shirlyn retired from the U.S. Army in February 2007 and prior to retirement served as an Equal Employment Opportunity (EEO) Counselor and Equal Opportunity Advisor (EOA) to the Installation Commanding General, at Fort Leavenworth, KS. Shirlyn has also provided equal opportunity training to the military and civilian communities at Fort McClellan, AL and Fort Carson, CO. Shirlyn is a graduate of the Defense Equal Opportunity Management Institute (DEOMI), Patrick Air Force Base FL. Shirlyn holds a Bachelor of Arts degree from Alabama State University, Montgomery, AL; a dual Master of Arts degree in Human Resources Development and Human Resources Management, Webster University, Saint Louis, MO; and she is currently in her fourth year of study pursuing a Doctor of Management (DM) degree in Organizational Leadership through the University of Phoenix, Phoenix, AZ on line doctoral degree program.






AHFA 2016 HOME/Housing Credit APPLICATION WORKSHOP

- Culmination of year round efforts to provide information via:
 - www.ahfa.com
 - Plans (prior and current)
 - Application Documents
 - Overviews
 - Resources
 - Training/Meetings
 - Environmental
 - Public Hearing
 - Essentials Workshop
- Focus
 - Preparation for the Final Stages of the 2016 Application Process

AHFA Housing Credit 2016 Estimates

	Housing Credit	HOME
2016 Allocation	11.4 Million/ \$5.5 Million FYBC* \$5.9 Million Remaining	7.8 Million
Set Aside	Non Profit (10%) \$1.1 Million	CHDO (15%) \$1.2 Million
Owner/Project Cap	12% / \$1.4 Million	20% / \$1.6 Million
Uses	New Construction Acquisition/Rehabilitation Adaptive Reuse	New Construction Non-Participating Jurisdictions ONLY
Units	Minimum 12 Maximum based on Owner/Project Cap	Minimum 12 Maximum 56

*Future Year Binding Commitment



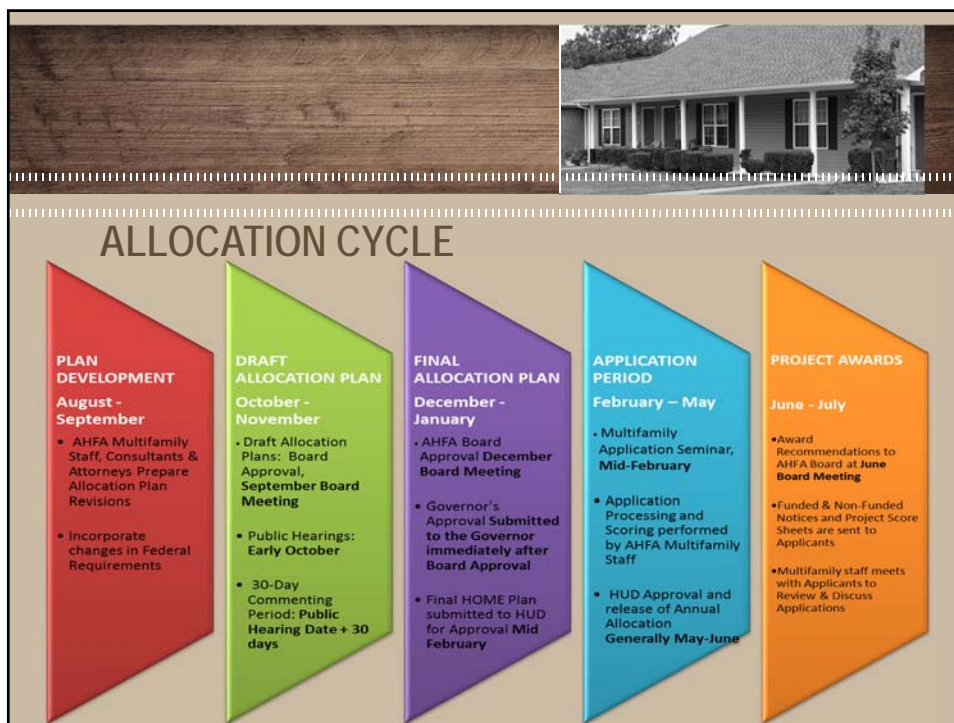
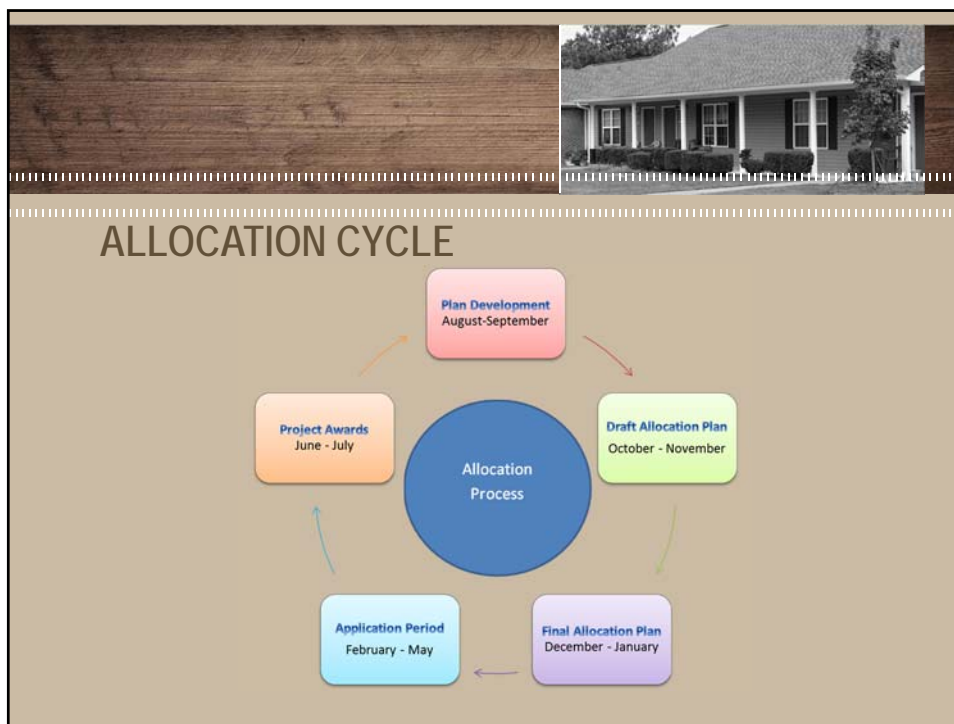

CHDO Designation Certification Process

- Designation tied directly to a Project Commitment
- Designation Certification Timeline
 - Certification Packages submitted by February 11th and are under review
 - Certification Letters will be issued which must be included with Final Application Packages
- Annual Recertification will be due in April with the Compliance Owner Certification Packages




CHDO Designation Certification Requirements

Checklist Item	Set-Aside Reservation
1. Legal Structure	✓
2. Independence	✓
3. LI Community Accountability	✓
4. Capacity	✓
5. Role	✓





HOME & Housing Credit

Application Process

- 3-Part Application Process
 - Initial Application
 - AHFA Authority DMS Online Application
 - Final Application
 - Application Forms
 - Printed copy of AHFA Authority DMS Online Application




PART 1

Initial Application – Due by February 11th

- Initial Application Fees
 - Includes Third Party Fees
- Ownership Information
- Market Study/Certification
- Environmental Report/Checklist/Engagement Letter
- AHFA Authority DMS Third-Party Authorization

If Applicable:


- Schedule of Real Estate Owned and Inspection Fee
- Deviation Request Form
- Capital Needs Assessment and Summary
- Other Supporting Documentation (CHDO Certification Application)



PART 2

AHFA Authority DMS Online Application

- Register and Affiliate Organizations
- Returning users should not register in DMS – use existing credentials and organization code.



PART 3

Final Application - Due by 5pm CST, March 10, 2016

- \$4,000 Application Fee
- Final Application Forms
- Printed copy of online application

http://www.ahfa.com/multifamily/allocation_application_info/apply_for_funding.aspx




MISSING OR INCOMPLETE DOCUMENT FEES



Missing or Incomplete Documents	
5 or fewer items	\$1,500 each
6 – 9 items	\$3,000 each
10 or more items	Application Terminated

AHFA Fees not associated with applications are listed online at
http://www.ahfa.com/multifamily/multifamily_fees.aspx




THRESHOLDS



- Complete Application
 - 10 or more missing or incomplete items will result in **termination of application**
- Site Control
 - Site restrictions - approval(s) or review requirements must be submitted as part of site control.
- Zoning Letter
 - Classification
 - Zoned for Proposed Use

APPLICATION FORMS

Forms are a reference tool for the online application.
Complete forms **FIRST**.

- New
 - Signature Authorization Form
 - Disabilities / Homeless Election Form
- Revised
 - Applicant Self Scoring Form
 - Credit Authorization Form
 - 2016 Management Verification Form




APPLICATION FORMS

- Signature Authorization Form (15d)



15d Signature Authorization 2016

This form must be completed and signed by each Project Owner authorizing the individual named below to execute documents on behalf of the project's Ownership Entity.

Project Name: _____ Project Application Number: _____

Project Owner Entity Name: _____

All of the General Partners, Members, and/or Shareholders of the above entity hereby authorize the following General Partner, Member, and/or Shareholder as the primary signatory to execute any and all documents on behalf of the project's ownership entity listed above.

Authorized Signatory Name: _____ Signature: _____ Date: _____

In witness whereof, all General Partners, Members, and/or Shareholders of the project owner have executed this Signature Authorization Form.

General Partners, Members, Shareholders'	Signatory Name	Signature	Date




APPLICATION FORMS

- Disabilities / Homeless Election Form (51a)



51a. Disabilities/Homeless Election Form 2016

The Applicant Owner can receive one (1) point providing a set aside of five percent (5%) of the total units for tenants with disabilities or homeless population. Please see below the requirements for project owners desiring to provide the set-aside units for disability and/or homeless populations.

Project Name: _____

Project Address: _____

Total # of Units in the Project: _____

Total # of Set-Aside Units: _____

Targeted Homeless:

Disability: _____

Homeless: _____

Both: _____

Required Documents:

Marketing Plan: _____

Preferential Plan: _____

List of Local and/or Regional Service Providers Contacted: _____

Letter of Support from AL HUD Continuum of Care (if targeting Homeless): _____

Executive MDU: _____

_____ N/A

Owner's Certification

I, the undersigned Owner for the above referenced project, hereby certify to the Alabama Housing Finance Authority (AHFA) that the above listed information and required documents included with this form are true and correct. I certify that I as the owner of the above listed project will set aside 5% of the total amount of the project's units for tenants with disabilities and/or homeless population. I further agree that, subsequent to this certification and prior to the final allocation of Low-Income Housing Tax Credits, HOME funds, or Multifamily Third Financing, I will furnish AHFA with the set-aside and any other documentation requested by AHFA evidencing the qualifying units.




APPLICATION FORMS

- Applicant Self Scoring Form (14)
 - Sealed Envelope
 - Attn: Internal Audit
 - Project Name



14 Applicant Self Scoring Form 2016

Application Number: _____

Project Name: _____

Type of Funds Requested: _____

Construction Type: _____

A. POINTS GAINED

1. Project Characteristics (Maximum 74 Points)

(i) Type of Construction (Maximum 33 Points)

(a.) Upgrade with amenities Online Application - Tenant Services & Amenities Tab & Architect's Certification, Form #14 (4 points each)

Clubhouse/Community Room/Building: _____

Washer/Dryer provided in each unit: _____

Exterior Security Package: _____

Unit Security Package: _____

Storm Shelter: _____

Unit Security Package: _____

Playground: _____

Outdoor Fitness Area: _____

Covered Picnic Pavilion: _____

(3 points each)

Computer Center: _____

Splash Center: _____

Exercise/Fitness Room with Equipment: _____

Covered Bus Stop Shelter: _____

Gazebo: _____

Access Gate(s): _____

Walking Trail with Benches: _____

(2 points each)



Basketball Court: _____

Picnic Area w/ Grills: _____

Storm Doors: _____


Points Gained: 0

Points Gained: 0

APPLICATION FORMS

- Credit Authorization Form (25b)



25b Credit Authorization Form 2016

This form must be completed by each organization, developer, general contractor, and management company (including "Newly Formed" entities) to authorize AHFA to obtain a credit report for purposes of evaluating the final Multifamily Funding Application. Additional forms and information may be requested on any entities involved in projects listed on the Relevant Experience Form.

☐ Developer ☐ Management Company
☐ General Contractor

List all projects in the current application cycle associated with each organization or individual:

Project Name:	Project Name:

Organization

Newly Formed: ☐ Yes ☐ No

Organization Name:

Organization Address:

City:

State: Zip:


Tax ID Number:

I (We) hereby authorize AHFA to obtain a Business credit report for purposes of evaluating the Multifamily Funding Application.




APPLICATION FORMS

- 2016 Management Verification Form (28b)



28b AHFA 2016 Management Verification Form

AHFA completed the management verification process for the 2016 Application Cycle in December 2015. The list below reflects projects which will be awarded for management experience.

Management companies should provide copies of the completed verification to any/all 2016 project applicant(s) with whom they will be affiliated.

To qualify for maximum points, Management Companies with fewer than 10 AHFA properties or 1000 units will need to provide this form (if applicable) along with the AHFA Management Relevant Experience Form and provide it to any/all 2016 project applicant(s) with whom they will be affiliated.

Date: _____



Application Project Name: _____ Affiliated Project Number (if available): _____

Management Company Name: _____ Management CMS Organization Code: _____

Management Company Address: _____

Contact: _____ Phone: _____ Email: _____


Number of Projects	AHFA Project Number	Project Name	Apartment City	Number of Units
1				
2				

SCORING CHANGES


Amenities

- Clubhouse / Community Building
 - Community TV with Cable, Satellite *OR Streaming Services* with a minimum 42-inch screen TV and Wireless Internet.
- Covered Picnic Pavilion
 - Minimum 2 tables with attached bench seating and 2 grills
- Gazebo
 - Minimum 1 picnic table with attached bench seating
- Picnic Area with Grills
 - 1 Grill permanently affixed
 - 1 Picnic Table with attached bench seating for every 14 units or
 - Rooftop area with 1 Picnic Table with attached bench seating for every 14 units. **(NEW)**




SCORING CHANGES

Rooftop Picnic Area



Photos are for presentation purposes only and have no bearing on scoring decisions.




SCORING CHANGES

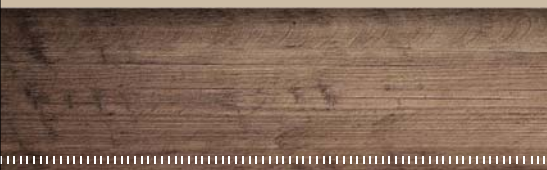

Rooftop Picnic Area








Photos are for presentation purposes only and have no bearing on scoring decisions.

SCORING CHANGES

Amenities



- Car Wash Station
 - Dedicated Space
 - Wall / Ceiling Boom
 - Spray Wand
 - Fixed-mount Vacuum

SCORING CHANGES



Car Wash Station – 2 Point Item

Photos are for presentation purposes only and have no bearing on scoring decisions.

SCORING CHANGES

Energy / Water Conservation / Healthy Living Environment


- EPA's Partnership Program
 - "WaterSense" labeled water closets, faucets (bathroom & kitchen) and showerheads

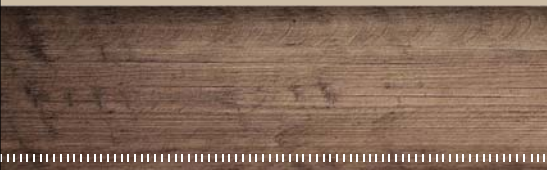




SCORING CHANGES

Census Tract Points – AHFA Spreadsheet

- Median Family Income equal or above the County's 2015 Annual Median Income.
 - 1 Point for between 80% & < 100%
 - 2 Points for 100% or more









SCORING CHANGES

Applicant Characteristics

- Ownership Experience
 - 5 Points
 - 500 or more units OR
 - 5 or more projects




SCORING CHANGES

Points Lost

- Deductions for Unapproved Changes to Approved/PIS Projects
- Deductions for not meeting requirements outlined in AHFA documents and executed agreements
- Noncompliance (Addendum D of QAP)
 - Monitoring Period January 1 – December 31, 2015





DESIGN QUALITY STANDARDS / CONSTRUCTION MANUAL

- Combines all AHFA Construction Standards into a Single Document.










DEADLINES

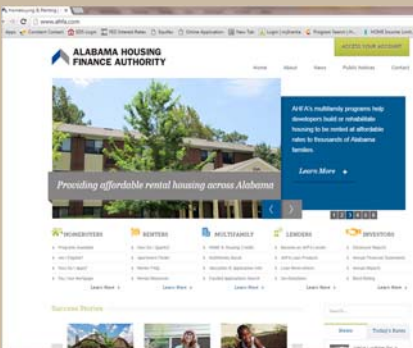


- Application Cycle Window
 - Begins 9am CST Wednesday, March 9th
 - Ends 5pm CST Thursday, March 10th
- **Applications will not be accepted outside the cycle window.**
- Dates and times apply to online and paper applications.
- Applications will be time and date stamped.
- Applicants will receive receipts evidencing delivery.
- Funding decisions expected in **June**.

www.ahfa.com

- Check the website **frequently**
 - Updated information
 - Questions & Answers
 - Material Guidance
- Email Notifications
 - If you unsubscribe, you will NOT receive any AHFA info.






AHFA Publications

- Annual Report
- Thresholds



Annual Report










HOME/Housing Credit Funding Applications to be Accepted in March

AHFA Authority DMS Online Application

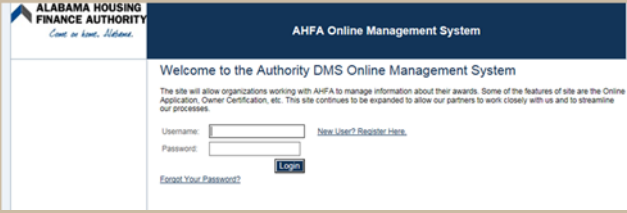





AHFA Authority DMS Online Management System Log In Screen

<https://multifamily.ahfa.com/AuthorityOnline/Default.aspx>


We will not be discussing how to register in the system; the registration guides and instructions can be found at:

http://www.ahfa.com/multifamily/allocation_application_info/apply_for_funding.aspx

Changes for 2016

- General Project Information tab
 - New Questions
- Site Information tab
 - New Questions
- Print Application tab



General Project Information Tab

NEW Project in a defined Metropolitan or Non-Metropolitan area:

NEW Is a Public Housing Authority (PHA) involved in the project?

If yes, select the type(s) of PHA involvement. Select all that apply:

NEW

NEW Total Number of Units:

NEW Total Number of Buildings, including community/clubhouse if applicable:

NEW Total Number of Residential Buildings:

NEW Are you requesting HOME combined with tax credits?



NEW Are you applying for the CHDO set-aside (if yes, the non-profit set-aside must also be answered "yes")?

NEW Are you applying for the non-profit set-aside?

Site Information Tab



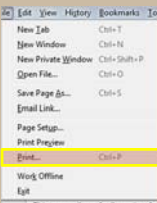


NEW Is the current site zoned to allow for the type of development that is being proposed (ie. Multifamily, Single family, residential)?

Please describe the zoning classification:

Print Application Tab

- Print from either **Chrome** or **Firefox** browsers
- Select **Print Application** from Menu
- Select **Print** from Toolbar

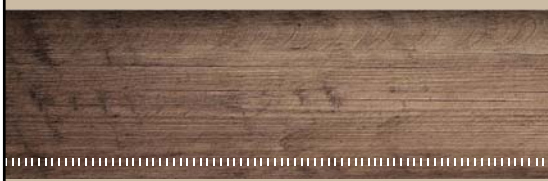







Individually Printed Tabs

Some Tabs summarize particular sets of information which are NOT transferred to the **Print Application** feature.

Print the following Tabs individually upon completing them:

- Site Information
- Building
- Unit Summary
- Annual Operating Expenses – Taxes & Insurance
- Pro Forma

Site Information

PRINT THIS

NOT THAT!

Site Information

Site Information
This page contains information about the physical site for the development. If more than one (1) site, the individual Site Information must be completed and added for each separate site. Miscellaneous Site Information is for the project as a whole and is not part of the "Add Site" function and must be saved separately.

Individual Site Information

Site Name:

Site Street Address:

Site City:

Site County: Form of Site Control:

Please Explain: Date of Site Control:

Expiration date of option, contract or lease:

Purchase Price:

Current Land Value:

Annual Ground Rent:

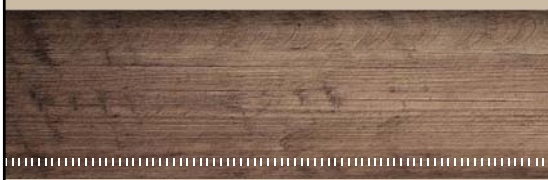

Lease Term:

Site Information Summary

Site Information Summary

[Add Site](#) Click to add site information record. After entering all site information click the "Add Site" button to save site information. This page does not appear in the "Print application" button and must be printed separately.

Address	City	County	Purchased Acres	Proposed Acres	Purchase Price	
Site 1 - new building	434 Big lot	Montgomery	Montgomery	9.250	9.250	\$100,000.00 Delete

Buildings

PRINT THIS

NOT THAT!

Buildings

Buildings
This page captures information on new or existing buildings that will be part of the property. The Building Information must be completed and added for each building. Additional Project/Building Information is for the project as a whole and is not part of the "Add" function and must be saved separately.

Add/Edit Building Information

Name:

Address:

City: State:



Zip:

Is this an existing building?

Building Summary

To copy the attributes of a previously completed building to a new building, click on the specific building within the grid and select "Copy".

Building Name / Address	Date Last Placed in Service	Planned or Actual Acquisition	Years Between
Building 1 - 9039 Project way, Montgomery			N/A
Building 2 - 434 Big lot, Montgomery			N/A
Building 3 - somewhere, Montgomery			N/A

Unit Summary

Note: in 2016 we are using the **Unit Summary** instead of the individual unit information used last year.

Unit Summary

This page summarizes information about the units that exist on the property.

Definitions

Net Rents = Gross Rents + Tenant Paid Utilities + Rental Subsidy (if same rise)

Monthly Rental Income = Net Rents x Number of Units (if same rise)

Maximum Gross Rents = the maximum gross rents from the data table in that county for that bedroom size and AMGI

Instructions

Include all low-income and market rate units in this section.

Applicants must complete all applicable information in the table below.

Building: **Building 1** All buildings must be set up prior to adding unit information. Number of Units refers to the total number of unit types in the building. (example: 20 (2BR units), 2 (1BR, 1,000 sq. ft.)

Number of Units	Number of Bedrooms	Number of Bathrooms	Square Footage	Affordability in 2016 % of AMGI	Occupied by 2016 %	Gross Rents	Tenant Paid Utilities	Rental Subsidy	Net Rents	Monthly Rental Income	Maximum Gross Rents
10	1	1.0	500	60%	60%	500	125	0	375	3750	600
15	2	2.0	750	60%	60%	600	150	0	450	6750	700
25										21000	

Total Monthly Rental Income: \$ 21000

Add **Cancel** **Save**




Annual Operating Expenses – Taxes & Insurance

Annual Operating Expense - Taxes & Insurance

Employees


Employee Type	# Emp	Full/Part Time	Hours Per Week	Average Hourly Wage	Total Annual Amount of Contract	Total Annual Payroll
Property Manager	1	Full	40.0	12.00		\$24,960.00
Office						\$0.00
Maintenance	1	Part	30.0	12.00		\$18,720.00
Other						\$0.00

Administrative

Audit Expenses (Accounting)	3000.00	Advertising & Marketing	3000.00
Legal Expenses (Project)	3000.00	Leased Furniture	3000.00
Management Fees	\$5,000.00	Property Manager and Leasing	\$24,960.00
Fee per Unit	\$5.00	Salaries	\$0.00
Administrative Rent Free Unit	5000.00	Office or Model Apartment Rent	5000.00
Office Expenses, Supplies & Postage	50.00	Bad Debts	100.00
Telephone	100.00	Management Consultants	100.00
Conventions & Meetings	250.00	Other Renting Expenses (Explain Below)	250.00
Miscellaneous Administrative Expenses (Explain Below)			
Just in Case		Just in Case	
Total Administrative Expenses		\$52,815.00	

Utilities

Electricity	2500.00	Water	2500.00
Sewer	2500.00	Gas	2500.00
Cable T.V. / Internet Access	2500.00		



Pro Forma

Print these on three (3) pages, only a limited number of years (approximately 7 per page) will print at one time, the cursor must be moved to get the entire page to print.

Pro Forma
Data for the pro-forma calculated from previously entered information in the operating expense budget, unit information, miscellaneous income, and subsidies.

For all HOME Projects, provide a 20-year projection of cash flow using the following assumptions: For all Tax Credit Projects, provide a 15-year projection of cash flow using the following assumptions: 2% annual increase in income, 3% annual increase in expenses. The Vacancy Allowance is calculated at 7%.


	Yr 1	Yr 2	Yr 3	Yr 4	Yr 5	Yr 6	Yr 7	Yr 8
Total Potential Rent Income	\$252,000.00	\$257,040.00	\$262,180.00	\$267,424.42	\$272,772.90	\$278,228.36	\$283,792.93	\$289,468.
Other Income	\$1,200.00	\$1,224.00	\$1,248.00	\$1,273.45	\$1,299.82	\$1,324.90	\$1,351.39	\$1,378.
Gross Potential Income	\$253,200.00	\$258,264.00	\$263,428.00	\$268,697.87	\$274,072.72	\$279,553.26	\$285,144.32	\$290,847.
Vacancy Allowance	\$17,724.00	\$18,078.48	\$18,440.26	\$18,808.05	\$19,180.03	\$19,556.73	\$19,938.10	\$20,323.
Effective Gross Income	\$235,476.00	\$240,185.52	\$244,987.74	\$249,889.82	\$254,892.69	\$259,996.53	\$265,156.22	\$270,487.
Operating Expenses	\$112,417.00	\$115,769.51	\$119,263.20	\$122,841.09	\$126,526.32	\$130,322.11	\$134,231.78	\$138,256.
Replacement Reserve	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.
Net Operating Income	\$123,059.00	\$124,416.01	\$125,724.54	\$127,048.73	\$128,366.37	\$129,674.42	\$130,924.44	\$132,230.
Debt Service	\$87,114.10	\$87,114.10	\$87,114.10	\$87,114.10	\$87,114.10	\$87,114.10	\$87,114.10	\$87,114.
Cash Flow	\$35,944.90	\$37,301.91	\$38,610.44	\$39,934.63	\$41,252.27	\$42,560.32	\$43,810.34	\$45,116.
Debt Coverage Ratio	1.41	1.43	1.44	1.46	1.47	1.49	1.50	1.
Income To Expense Ratio	1.10	1.10	1.11	1.12	1.12	1.09	1.08	1.
Reserve Multiplier	\$1.00	\$1.00	\$1.00	\$1.00	\$1.00	\$1.00	\$1.00	\$1.

No usage info has been added for this application.

ACB

Cancel Save

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Validation and Submission

After the validation process is complete, change the dropdown box from “Application Pending to “Application Submitted” before selecting the Submit button.

Validation and Submission

This will validate your application for the required information prior to submission. Once an application is submitted, you will not be able to edit the application until the state reviews it.

Validation was successful. Please accept the terms below to enable the submission of your application.

☐ By checking this box, you are completing an electronic signature. By affixing your electronic signature to this application, you are attesting, under penalty of perjury, that you are the individual whose signature is being attached to this application and that all the information you have provided in this application, including any and all supporting documentation, is accurate, correct and complete. Further, you are affirming your obligation to immediately notify in the event you become aware of any subsequent events or information which would change any of the statements or representations you have provided to in this application

Application Pending
Application Submitted

Submit


Please specify the stage that you are submitting this application:



Print Receipt

The print receipt will not populate until the application is submitted.

Application Receipt			
Receipt Number:	43304	Application Number:	2016 2
Round:	2016 Test		
Project:	2016 Test Application New Construction		
Developer:	Architect Firm		
Signed By:	Test Architect out of state	On:	1/20/2016 9:06 AM
Submitted On:	1/20/2016 9:06 AM		



Helpful Hints

Project Contacts - By electing the “show all” box, all organizations affiliated will appear in the dropdown box.

Project Contacts

This page allows the user to list all contacts and their associated roles in the project. Note that the organization must be affiliated to the applicant/developer completing the application to appear in the dropdown boxes. (See Affiliated Organization Registration User Guide) Checking the “Show All” box will cause all entities affiliated to the applicant/developer to appear.

Project Contacts

Construction Contractor



Organization Name: (Select an organization) ☒ Show All Phone: (555) 555-5555

Address: Fax:

City: State: AL Zip Code + 4: 31775-

Contact: arthur Fonz Email: kkdherf@gmail.com

☐ MBE ☐ WBE





Helpful Hints

Buildings/Site Information – For projects with multiple buildings or sites with similar features, the “copy” button is a useful tool.

Square Footage

Building Gross Square Footage



Helpful Hints


Field Entry – When possible answer all questions, or enter “N/A” or “No” when field allows.

Relocation Information

If you specify that any of the buildings are currently occupied, you must supply additional information about your relocation plans.

Relocation Information

Are any buildings in the development currently occupied by tenants?



Q&A to follow after COMPLIANCE Section

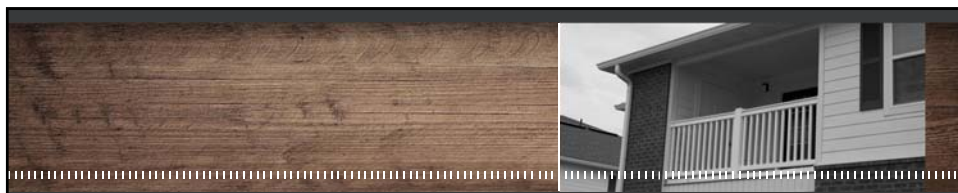


hello, friends


follow us on Facebook

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Submit your Questions for Q&A this afternoon.




AHFA COMPLIANCE



AHFA COMPLIANCE

- Changes to Addendum D of the 2016 Housing Credit Qualified Allocation Plan and Addendum D of the HOME Action Plan for 2016 Funds




AHFA COMPLIANCE

- The owner must send a copy of the original Form 8609 once Part II is completed.
- The owner must retain any health, safety or building code violation reports issued by any regulatory or third party until reviewed by AHFA.



AHFA COMPLIANCE

- Audits/Inspections conducted January 1st through December 31st of 2015.
- Will generally provide up to a three (3) day notice when scheduling audits.



AHFA COMPLIANCE

- Owners/management companies must notify AHFA immediately if any damage occurs at any of your properties.
- For HOME properties*, owners must submit an updated Capital Maintenance Plan (CMP) by May 1st each year.

*Applies to HOME projects awarded in 2012 or later.




AHFA COMPLIANCE

- Ten (10) cumulative penalty points or more will result in a one (1) year suspension.
- Five (5) consecutive years of ten (10) cumulative penalty points or more will result in a permanent ban from participation in AHFA application cycles.



AHFA COMPLIANCE

- Cumulative four (4) point deduction buffer
 - Does NOT apply to non-AHFA projects
- Removed Section II.E.c.ii and iii.
- Added a category to Section II.E.b for missing amenities as approved in the ownership's application in more than twenty-five percent (25%) of the total units inspected.



AHFA COMPLIANCE

- Added language to Section II.E.a.iv to include missing blanks in fuse boxes and treatment of electrical hazards which are located in a locked area where residents cannot gain access.
- Added language to Section II.E.a.vii to include other accessible exterior routes.



AHFA COMPLIANCE CONTACT

For questions or information about compliance, contact:

Tom Peaspanen, Compliance Coordinator
334-244-9200
tpeaspanen@ahfa.com

