

Fairfax County Redevelopment and Housing Authority
Tax-Exempt Multifamily Housing Financing Program
Part II: Application Form

I. Applicant

Name:

Address:

City: State: Zip Code:

Applicant's Contact:

Telephone Number: Fax:

E-mail Address:

Type of Applicant:

Owner Sponsor 501(c)(3) Private Activity

Limited Partnership:

General Partner(s):

Limited Partner(s):

Other (describe):

II. Proposed Development

Project Name:

Project Location:

Tax Map Number:

Magisterial District:

Municipality:

County:

III. Loan

A. Requested maximum loan amount:

B. Type of Loan: Construction Financing Permanent Financing Both

C. Credit Enhancement: HUD Insured HUD Co-Insured Letter of Credit

Private Placement Other

IV. Development Team

	Firm Name	Contact Person	Address	Phone
Tax Attorney:	<input style="width: 100%;" type="text"/>	<input style="width: 100%;" type="text"/>	<input style="width: 100%;" type="text"/>	<input style="width: 100%;" type="text"/>
Bond Counsel:	<input style="width: 100%;" type="text"/>	<input style="width: 100%;" type="text"/>	<input style="width: 100%;" type="text"/>	<input style="width: 100%;" type="text"/>

	Firm Name	Contact Person	Address	Phone
Architect:				
Engineer:				
General Contractor:				
Housing Consultant:				
Management Agent:				
Credit Provider:				
Tax Accountant:				
Tax Credit Investor:				
Investment Banker:				
Lender:				
Other (Specify):				

V. Description of Proposed Development

A. Type of Project: New Construction Acquisition Rehabilitation Refunding

B. Population Served: Family Elderly Other:

C. Percentage of construction completed (if any):

D. Is project to be: Wood Frame Masonry Other:

E. Is project to be: Walk-up Elevator Detached Row

F. Number of buildings planned: Multifamily: Townhomes:
 Other:

G. Number of units proposed: Multifamily: Townhomes:

H. Number of parking spaces: Covered: Surface:

I. Rehabilitation projects, provide brief description of work to be performed:

J. List community facilities and project amenities planned for the development (including square footage of each):

VI. Site Information

A. Zoning

Present zoning classification:

Are the above described uses permitted? Yes No

Will approvals be necessary from municipality? Yes No

Within what time period?

B. What are the immediate adjacent land uses?

North:

South:

East:

West:

C. Site Features/Physical:

Fill Railroad Tracks Within 100 Yards High Tension Wires

Airport Noise Zone Other (specify):

D. Existing Structures

Are there any buildings on the site? Describe:

Is demolition planned? Describe:

Do you intend to use Historic Tax Credits? Yes No

If so, is the building listed on National Registry of Historic Buildings?

Yes No

E. If the site involves relocation, indicate the number of families/households and/or businesses:

F. Is the site a conservation area, revitalization district, or redevelopment area as designated by Fairfax County? Yes No

If yes, name:

G. Has this project ever been submitted for financing to the U.S. Department of Housing and Urban Development, another government agency, or a private lending institution? Yes No

Identify:

Date:

Current Status of Application:

H. Flood Hazard Determination: Is the site in or near a flood plain or flood hazard area?

Yes No

VII. Utilities and Equipment

A. Proposed Utilities

Gas: Heat Hot Water Cooking
 Electric: Heat Hot Water Cooking Air Conditioning
 Other fuel (specify fuel and use):

Which are tenant paid?
 Which are owner paid?

Indicate below name of the supply companies:

Gas:
 Electric:
 Water:

B. Equipment and enhancements to be included in each unit:

- Range and Refrigerator
- Kitchen Exhaust Fan
- Disposal
- Dishwasher
- Microwave Oven
- Washer and Dryer
- Storm/Energy Efficient Windows
- Carpeting
- Fireplace(s)
- Air Conditioning
- Balcony(ies)
- Patio(s)

Other:

VIII. Estimated Annual Projected Rents and Operating Expenses

1. Rental Income Calculation

Number of Units	Number of Bedrooms	Number of Baths	Net Rentable Square Feet	Estimated Resident Paid Utilities	Rent per Month	Gross Rent	Annual Income
						\$0	\$0
						\$0	\$0
						\$0	\$0
						\$0	\$0
						\$0	\$0
Total Annual Rental Income							\$0

Date these rents are projected to commence:

2. Operating Expenses

A. Advertising and Marketing		
B. Management (salaries, fees, etc.)		
C. Insurance		
D. Administrative, legal, audit		
E. Operations		
1. Elevator		
2. Fuel		
3. Lighting		
4. Water/Sewage		
5. Gas		
6. Trash removal		
7. Payroll		
8. Decorating		
9. Repairs		
10. Exterminating		
11. Insurance		
12. Grounds		
13. Maintenance		
14. Other		
	Total Operations	\$0
F. Taxes		
1. Real Estate		
2. Personal Property		
3. Employee Payroll		
4. Other		
	Total Taxes	\$0
G. Replacement Reserves		
H. Other Fees and Expenses		
	Total Operating Expenses	\$0

IX. Estimated Debt Service and Revenue

A. Annual Project Gross Revenue

1. Annual Rental Income (at 100% occupancy)		\$0
2. Annual Non-residential Revenue (parking, commercial, vending machines, laundry, etc.)		
3. Vacancy/Credit Loss (not less than 5%)		\$0
Effective Gross Income		\$0

B. Total Operating Expenses \$0

C. Net Operating Income \$0

D. Debt Service

1. Mortgage Amount		
2. Estimated Mortgage Interest Rate		
3. Term of Mortgage (number of years)		
Total Annual Debt Service		#DIV/0!

E. Cash Flow **#DIV/0!**

F. Debt Coverage Ratio **#DIV/0!**

X. Estimated Development Cost

A. Total Land Improvements

B. Structures		
1. Residential Facilities		
2. Community Facilities		
3. Commercial/Professional		
4. Garage		
5. Non-residential Equipment		
6. Other (describe)		
Total Structures		\$0

C. Other Development Costs		
1. Builder General Requirements		
2. Builder General Overhead		
3. Builders Profit		
4. Architect's Fees		
5. Engineering		
6. Market Study		
7. Phase I Environmental Study		
8. Lease Up Reserve		
9. Debt Service Reserve		
10. Operating Reserve		
11. Building Permits		
12. Water/Sewer Hookups		
13. Furniture, Fixtures, Equipment		
14. Bond Issuance		
15. Other financing fees		
16. Construction Interest		Number of Months:
17. Other Carrying Charges During Construction		
18. Insurance		
19. Legal, Organizational, Audit		
20. Consultant Fee		
21. Contingency Reserve		
22. Other (describe)		
Total Other Development Costs		\$0

D. Total Estimated Development Costs (A+B+C above) **\$0**

E. Land Cost (new construction) or Acquisition Cost (rehabilitation)

F. Total Estimated Replacement Cost (D+E above) **\$0**

XI. Applicant Information

A. Has the applicant or any principal of the applicant ever had (or now have) a financial interest in real estate that:

- 1. Was foreclosed upon? Yes No
- 2. Was assigned to the lender (or nominee) or to FHA? Yes No
- 3. In monetary or non-monetary default? Yes No

If yes, explain:

- 4. Filed for bankruptcy? Yes No

If yes, explain:

- 5. Litigated? Yes No

If yes, explain:

B. List Bank References:

Bank Name	Contact Person	Phone Number

C. Signature

The undersigned, for himself/herself, and for all members of the development team and those associated therewith, hereby consent to any and all credit investigations that the FCRHA deems appropriate, and, if applicable, consents to the release to the FCRHA of all information submitted by the undersigned or its representatives to any lender or credit enhancer in connections with the proposed development.

The foregoing information is, to the best of my knowledge, true, correct and complete.

Date:

Applicant:

By: _____
(Signature)

Name:

Title:

