U.S. Department of HUD, Form HUD-5260

OMB Approval Number 2577-xxxx (Issue Date x/xx) (Expires x/xx)

Paperwork Reduction Notice: The information collection requirements contained in this notice have been approved by the Office of Management and Budget (OMB) under the Paperwork Reduction Act of 1995 (44 U.S.C. 3520). Public reporting burden for this collection of information is estimated to average 2 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number.

This collection of information is required for applying to the Rental Assistance Demonstration pursuant to PL-112-55 and HUD requirements as explained in PIH Notice PIH-2012-032. The information will be used to provide HUD with sufficient information to enable a determination that the proposed conversion is financially feasible and that HUD statutory and regulatory requirements have been met.

Please address any comments or questions on this data collection to rad@hud.gov and the appropriate personnel will respond to your inquiry in a timely manner. HUD may not collect this information, and you are not required to complete this form unless it displays a currently valid OMB number. Limited confidentiality is assured.

Note: This Excel Spreadsheet has multiple worksheets listed in the tabs below. Depending upon each worksheet's applicability to your application, you may be required to fill out several of these worksheets in order for HUD to consider your application complete. To navigate amoung the worksheets, click the indivdual worksheet tabs at the bottom of this window. If no worksheet tabs are visible, select "Options ..." from the "Tools" menu. In the dialogue box, select the "View" tab and then "Normal".

Instructions to Applicants: Public Housing Agencies

INTRODUCTION

- 1 In accordance with Notice PIH-2012-32, this Excel-based Application Form shall be used by public housing agencies (PHAs) in submitting applications under the Rental Assistance Demonstration (RAD).
- 2 As part of the application, the user will be completing both an Operating Pro-Forma and a Development Budget for the proposed conversion. An application cannot be submitted (see "fatal error" message, below) if the Pro-Forma or Development Budget do not balance or otherwise contain error messages.

GENERAL INSTRUCTIONS

- 1 Complete one Application Form for each public housing project proposed for conversion.
- 2 Upon completion of the application, print out the associated attachments.
- 3 Submit the completed application, along with the signed attachments (where applicable), and email to RADApplication@hud.gov.

HOW THIS EXCEL WORKBOOK WORKS

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Instructions to Applicants: Public Housing Agencies

- In order to obtain this Excel workbook, go to the RAD website (www.hud.gov/rad), and click on 'Obtain Excel Application for PHAs'. Enter the project's PIC Development Number. The web site will auto-populate certain cells with information on the project from HUD systems. You can then download this Excel workbook and save it on your computer.
- 2 Fill in all items that appear in grey highlight.
- 3 Bright blue squares containing a white question mark offer additional guidance. place the mouse cursor over the square to read this guidance.
- 4 Note that, for the purposes of reviewing applications, HUD has standardized some of the financing assumptions. These benchmarks/assumptions are only for the purposes of reviewing the applications; actual lender underwriting may be different. If an entry trips one of these assumptions, an error message will appear, indicating either that the user provide an explanation or that the user enter an amount that complies with the standardized assumption.
- If a "fatal error" message appears in red, the application cannot be submitted. Review the fatal error message and correct the input(s) as needed. The fatal error message will disappear once the input(s) has been corrected.

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Instructions to Applicants: Public Housing Agencies

- 6 Once all information has been entered, print the following form-generated attachments (where applicable):
 - **Board Approval Form**. This is a document that the PHA and the PHA Board must approve. A PDF copy of the signed document must be submitted with the RAD Application. It summarizes key aspects of the application. Failure to submit an executed form with the application will result in its rejection.
 - Financing Letter of Interest/Intent. This is a document that a lender or equity investor must sign. A PDF copy of the signed document must be submitted with the RAD Application. It is designed to give the lender or equity investor information on key aspects of the proposed transaction. A separate Financing Letter of Interest/Intent must be submitted for each proposed source of funding. Failure to submit all of the required Letters of Interest/Intent with the application will result in its rejection.
 - Mixed-Finance Affidavit. This is a document that the PHA and the owner-representative of the mixed-finance project must sign. A PDF copy of the signed document must be submitted with the RAD application for any mixed-finance project. PHAs should note that the Notice provides that mixed-finance projects funded with HOPE VI grants are eligible only if the Date of Full Availability (DOFA) is October 1, 2002 or earlier; and
 - Choice-Mobility Letter Agreement. This is a document that will be signed by both the PHA that is providing choice-mobility vouchers and by the PHA (or Mod Rehab project owner) whose RAD project will receive the choice-mobility vouchers. A PDF copy of the signed document must be submitted with the Application in order to qualify for the choice-mobility ranking factor.

These attachments will include the name of the authorized representative identified in the application. Additionally, the Board Approval Form and the Financing Letter of Interest/Intent will include both a Statement of Sources and Uses and a Financing Pro-Forma, generated from the information submitted on the Application Form.

Note that the Application Form, along with all the attachments, must be submitted electronically as part of the submission package. The full list of attachments needed will be automatically generated at the end of the Application Form once it has been completed.

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Instructions to Applicants: Public Housing Agencies

THE VALIDATION WORKSHEET

This worksheet shows the detailed calculations for potential PBRA and PBV rents. It also shows the historical FASS-PH data for the referenced project.

Rental Assistance Demonstration (RAD) Public Housing Program Application

U.S. Department of HUD, Form HUD-5260

Office of Public Housing, Office of Multifamily Housing

OMB Approval Number 2577-xxxx (Issue date x/xx) (Expires x/xx)

There are several explanation boxes that extend the full width of this form. Increase or decrease the height of the box as needed (click to the left on the horizontal line below the row number, then drag the line up or down as needed).

Section 1: PIC Development Number and Name

Enter the PIC Development Number and Name.

AL086000001

Development Number

FULTON/BROOK/HICKORY/RED HOLLOW

Name of Development

Jefferson County Housing Authority

Public Housing Agency (PHA) Name

101705270

Data Universal Numbering System (DUNS) #

Lewis McDonald

Executive Director

2058490123

lmcdonald@jcha.com

Telephone Number

Email

Section 2: Background Information on the PHA and the Project

Enter the requested contact information and complete the below questions regarding the project.

PHA Contact Name

? Title

Telephone Number

Email

Type of Conversion: PBRA (Project Based Rental Assistance)

Is this Project an existing Mixed Finance Projec Is this Project an existing Mixed Finance Projec No No

The formulaic result from FASS data Corrected PHA entry (if applicable)

Are you requesting the Choice-Mobility Exemption for this project?

Review the below table of project unit counts, by bedroom size, per the PIC data extract as of 06/01/12

	PIC Bedroom Distribution							Average Bedroom
0-BR	1-BR	2-BR	3-BR	4-BR	5-BR	6-BR	Total Units	
0	20	104	65	16	0	0	205	2.38

Is the above PIC information correct?

	Actual Bedroom Distribution (PIC corrected)							Average Bedroom
0-BR	1-BR	2-BR	3-BR	4-BR	5-BR	6-BR	Total Units	
0	20	104	65	16	0	0	205	2.38

Enter the date corrected or PIC ticket created (MM/DD/YYYY)

Proposed Post-RAD-Conversion Unit Distribution. Below, show the mix of units that you have proposed to convert, as well as other dwelling units at the project

	0-BR	1-BR	2-BR	3-BR	4-BR	5-BR	6-BR	Total Units
Units Converting	0	20	104	54	16	0	0	194
Market Rate								0
Other Affordable								0
Total	0	20	104	54	16	0	0	194

For units converting under RAD, enter the current utility allowances and estimated reasonable rent determinations for each unit type.

?							
	0-BR	1-BR	2-BR	3-BR	4-BR	5-BR	6-BR
Utility Allowances							
Reasonable Rents							

Fatal Error: Reasonable Rents are not entered for all Unit Types

Section 3: De Minimis Reduction

The table below compares the current total public housing units, the number proposed for conversion, the number proposed to be reduced, and the applicable de minimis threshold. Indicate the number of reductions by category in the rows that follow, along with an explanation in the accompanying text box.

Current Public	Total Units Proposed for	Units Proposed to be		Units above the de
Housing Units	Conversion	1	de minimis threshold	
205	194	11	10	1

A beyond de minimis reduction in number of assisted units is proposed. Indicate how many above de minimis units apply to each reduction reason below. Do not count the units more than once. An explanation for each of these units is required.

Units have already received Section 18 Demolition-Disposition approval from HUD

Reconfiguring efficiency apartments

Facilitating social service delivery

Units vacant for more than 24 months

Partial conversion

Partial conversion

Partial Error: No explanation of unit(s) over de minimis is provided.

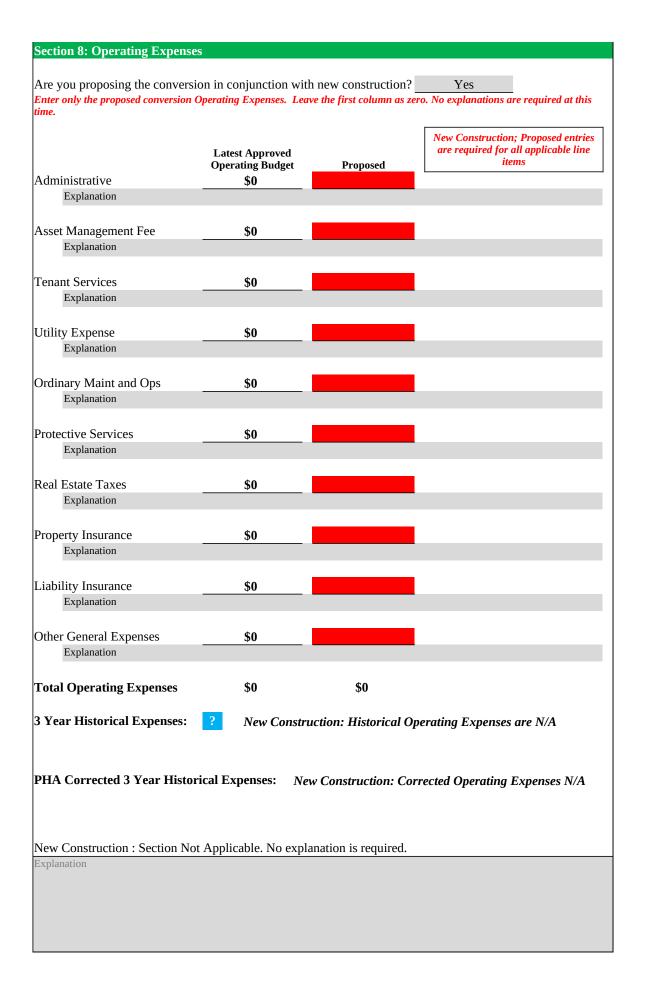
O Total Fatal Error: The total must equal the number of units above de minimis.

Please provide an explanation of each unit above de minimis in re each affected category.

Please limit response to 200 words

Section 4: Existing Indebtedne Enter below information on the p				
-		teuress, ir upprieut		**
Energy Performance Contract (E			Per Unit	\$0
Capital Fund Financing Program	(CFFP)		Per Unit	\$0
OtherOther			Per Unit	\$0 \$0
Other			Per Unit Per Unit	\$0 \$0
Total		\$0	Per Unit	\$0 \$0
Enter the most recent estimate of Long-term needs. If these break-				ort-term, and
Capital Needs:				
What are your capital needs?		¢o	D II . **	¢0
Year 1 (Immediate) ?		\$0 \$0	Per Unit	\$0
Years 2-5 (Short-term)			Per Unit	\$0
Years 6-20 (Long-term)		\$0	Per Unit	\$0
Please explain how you have arr	ived at these estimates.			
* *	? nual Deposit to replace	ment reserves belo		
Explanation Replacement Reserve Funding Enter the Initial Deposit and Ann	? nual Deposit to replace For r	ment reserves belo nula Amount	Your Proposal	
Explanation Replacement Reserve Funding	? nual Deposit to replace For r	ment reserves belo		
Explanation Replacement Reserve Funding Enter the Initial Deposit and Ann	nual Deposit to replace Forr e (IDRR)	ment reserves belo nula Amount	Your Proposal	?
Replacement Reserve Funding Enter the Initial Deposit and Anr Initial Deposit to Repl. Reserve Annual Deposit to Repl. Reserve	nual Deposit to replace Forn e (IDRR) ve (ADRR)	ment reserves belo nula Amount \$0 \$0 \$0	Your Proposal	?
Replacement Reserve Funding Enter the Initial Deposit and Anr Initial Deposit to Repl. Reserve Annual Deposit to Repl. Reserv	nual Deposit to replace Forn e (IDRR) ve (ADRR)	ment reserves belo nula Amount \$0 \$0 \$0	Your Proposal	?
Replacement Reserve Funding Enter the Initial Deposit and Anr Initial Deposit to Repl. Reserve Annual Deposit to Repl. Reserve	nual Deposit to replace Forn e (IDRR) ve (ADRR)	ment reserves belo nula Amount \$0 \$0 \$0	Your Proposal	?
Replacement Reserve Funding Enter the Initial Deposit and Anr Initial Deposit to Repl. Reserve Annual Deposit to Repl. Reserve	nual Deposit to replace Form e (IDRR) ve (ADRR) ad Debt Loss, for Ass for the proposed conve	ment reserves belo nula Amount \$0 \$0 \$uisted Units ersion.	Your Proposal	?
Replacement Reserve Funding Enter the Initial Deposit and Anr Initial Deposit to Repl. Reserve Annual Deposit to Repl. Reserve	nual Deposit to replace Form e (IDRR) ve (ADRR) ad Debt Loss, for Ass for the proposed conve	ment reserves belo nula Amount \$0 \$0 solution isted Units ersion. Proposed	Your Proposal	?
Replacement Reserve Funding Enter the Initial Deposit and Anr Initial Deposit to Repl. Reserve Annual Deposit to Repl. Reserve Section 5: Vacancy Loss and B Enter vacancy and bad debt data Vacancy Rate (%)	nual Deposit to replace Form e (IDRR) ve (ADRR) ad Debt Loss, for Ass for the proposed conve	ment reserves belo nula Amount \$0 \$0 solution isted Units ersion. Proposed	Your Proposal	?
Replacement Reserve Funding Enter the Initial Deposit and Anr Initial Deposit to Repl. Reserve Annual Deposit to Repl. Reserve Section 5: Vacancy Loss and B Enter vacancy and bad debt data Vacancy Rate (%)	nual Deposit to replace Form e (IDRR) ve (ADRR) ad Debt Loss, for Ass for the proposed conve	ment reserves belo nula Amount \$0 \$0 solution isted Units ersion. Proposed	Your Proposal	?

Section 6: Other Rent Potentia	l, Vacancy Loss and	Bad Debt Loss	
In addition to units that will be in bad debt loss for the proposed co		P contract, enter other	rent potential, vacancy loss, and
Type of Add'l Gross Potential Rent	Annual GPR	Vacancy Loss %	Bad Debt Loss %
Market rate apartments			
Other affordable apartments			
Office space			
Retail space			
Seeding 7. Oak on Learning			
Section 7: Other Income Enter other income for the plann	nd project	2	
Effet other income for the plann	1 0		
Late / NSF charges	Annual	Explanation	
		Explanation	
Damage charges		Explanation	
Laundry / Vending			
Other		Explanation	
Other		Explanation	
Other		Explanation	
I			



Section 9: Net Operating Incom	ne		
		roposed project's N	Net Operating Income. Before proceeding,
review and make any necessary			
Apartment Gross Potential Rent:			
RAD Units	\$1,308,936	194 Units	\$6,747 per unit annual
Market Rate Units	\$0	0 Units	\$0 per unit annual
Other Affordable Units	\$0	0 Units	\$0 per unit annual
Office / Retail GPR	\$0		RA
Vacancy and Bad Debt Loss	(\$65,447)	5.0% weighted	d average
Other Income	\$0		
Effective Gross Income	\$1,243,489		
Total Operating Expenses	\$0		\$0 PUPA
Annual Reserve Deposit	\$0		\$0 PUPA
	** ** **		
Net Operating Income	\$1,243,489		
Section 10: First Mortgage Lo	an Sizing		
Are you proposing to take out a			
loan for this project?	ilist mortgage	Yes	
1	-		-
Enter the below information re	egarding the anti	cipated first mort	gage Ioan.
Do you anticipate using FHA In:	surance?		
Interest Rate % per Year	?		Fatal Error: Interest + MIP must be at least 3.50%
Mortgage Insurance Premium %	_		3.30 /0
Amortization Term	?		
Maturity Term	?		Less than reasonable amount of years Fatal Error: Must be at least 1.20
Debt Service Coverage Ratio Maximum Supportable Mortga		\$0	Tutul Ellor, Must be at least 1.20
Proposed Mortgage Loan Amou	_	ΦU	
Calculated Annual Debt Service		\$0	_
Guiculated 7 Illinual Debt Service		Ψ	
Section 11: Total Uses of Fund	s (Total Developr	nent Cost)	
Enter uses of funds for the propo			
Acquisition Costs			
Building and Land Acquisitio	n 2		
Payoff Existing Loans		\$0	_
Other Costs	?	ΨΟ	ī
			-
Construction Costs	?	\$0	_
	_		
Relocation Costs	?		

FHA MIP FHA Application Fee FHA Inspection Fee FHA Inspection Fee Financing Fee Organizational Costs Title Insurance/Exam Fee Recordation Fee Closing Escrow Agent Fee Prepayment Penalty/Premium Payables Construction Interest Construction Loan Fees Cost of Bond Issuance Other Costs Reserves Initial Operating Deficit Escrow Tax and Insurance Escrow Other Costs Peveloper Fees Total Development Cost Section 12: Total Sources of Funds Public Housing Operating Reserves Public Housing Operating Reserves Public Housing Capital Funds Replacement Housing Factor Ow Income Housing Tax Credit Equity - 4% Obert/Local Other/Local	Professional Fees		
Borrower's Legal Counsel Lender's Legal Counsel Peasibility Studies Penvironmental Reports Appraisal / Market Study Appraisal / Market Study Accounting Survey Other Costs Coan Fees and Costs FHA MIP FHA Application Fee Financing Fee Organizational Costs Title Insurance/Exam Fee Recordation Fee Prepayment Penalty/Premium Payables Construction Interest Construction Interest Construction Loan Fees Cost of Bond Issuance Other Costs Reserves Initial Deposit to Replacement Reserve Initial Operating Deficit Escrow Operating Reserve Other Costs Reserves Total Development Cost Section 12: Total Sources of Funds Section 12: Total Sources of Funds Cow Income Housing Tax Credit Equity - 4% Own Income Housing Tax Credit Equity - 4% Own Income Housing Tax Credit Equity - 4% Own Income Housing Tax Credit Equity - 9% Other/Local	Architecture & Engineering	?	
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Feasibility Studies Environmental Reports Appraisal / Market Study Accounting Survey Pother Costs Joan Fees and Costs FHA MIP FHA Application Fee FHA Inspection Fee FHA Inspection Fee FHA Inspection Fee FHA Inspection Fee Financing Fee Organizational Costs Title Insurance/Exam Fee Recordation Fee Closing Escrow Agent Fee Prepayment Penalty/Premium Payables Construction Interest Construction Interest Construction Loan Fees Cost of Bond Issuance Other Costs Reserves Initial Deposit to Replacement Reserve Initial Operating Deficit Escrow Operating Reserve Tax and Insurance Excrow Other Costs Peveloper Fees Total Development Cost Section 12: Total Sources of Funds Enter sources of funds for the proposed conversion. New First Mortgage Loan Public Housing Operating Reserves Dublic Housing Capital Funds Replacement Housing Tax Credit Equity - 4% Ow Income Housing Tax Credit Equity - 4% Other/Local	Borrower's Legal Counsel	?	
Environmental Reports Appraisal / Market Study Apraisal / Market Study Accounting Survey Qther Costs	Lender's Legal Counsel	?	
Appraisal / Market Study Accounting Counting Cou	Feasibility Studies	?	
Accounting Survey Other Costs Joan Fees and Costs FHA MIP FHA MIP FHA Application Fee FHA Inspection Fee Financing Fee Organizational Costs Title Insurance/Exam Fee Recordation Fee Closing Escrow Agent Fee Prepayment Penalty/Premium Payables Construction Interest Construction Loan Fees Construction Loan Fees Cost of Bond Issuance Other Costs Reserves Initial Deposit to Replacement Reserve Initial Operating Deficit Escrow Operating Reserve Tax and Insurance Escrow Other Costs Cost of Insurance Fero Other Costs Reserves Initial Operating Deficit Escrow Operating Reserve Tax and Insurance Escrow Other Costs Cost of Gond Issuance Other Costs Reserves Initial Operating Deficit Escrow Operating Reserve Tax and Insurance Escrow Other Costs Cost of Insurance Escrow Other Costs So Cother Costs So Cother Costs So Cother Costs So Cother Costs Cost of Gond Issuance Other Costs So Cother Costs So Cother Costs Cost of Bond Issuance Other Costs So Cother Costs So Cother Costs Cost of Bond Issuance Other Costs So Cother Costs So Cother Costs Cost of Bond Issuance Other Costs So Cother Costs Cost of Bond Issuance Other Costs So Cother Costs Cost of Bond Issuance Other Costs So Cother Costs Cost of Bond Issuance Other Costs So Cother Costs So Cother Costs Cost of Bond Issuance Other Cost So Cother Cost Cost of Bond Issuance Other Cost So Cost of Bond Issuance Other Cost Cost of Bon	Environmental Reports	?	
Survey 7 2	Appraisal / Market Study	?	
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Other/Local	Other/Local		
Total Sources of Funds ? \$0	Total Sources of Funds	\$0	
	Sources and uses are in balance	•	

LIHTCs are not proposed; skip to Section 14
Section 13: Projects Utilizing Low Income Housing Tax Credits ('LIHTCs')
You are not proposing to use LIHTCs. Skip this section.
Do you have a LIHTC reservation?
Briefly discuss the application submission and approval timing that is provided under the current QAP. Please provide sufficient detail that HUD can understand when you will submit an application, when you will be notified regarding selection, and when a LIHTC Reservation letter would be issued to you.
Discussion of QAP timing
RAD requires that you demonstrate recent success, internally or through development team partners, in obtaining 9% LIHTCs. Below, briefly discuss your capacity and experience in obtaining 9% LIHTCs from the relevant State allocating agency.
Demonstration of recent success obtaining 9% LIHTCs
Do you have a letter from the credit-issuing authority as described in Section 1.9(B) of the RAD
Notice?
Provide evidence that the applicant diligently attempted to secure such a letter Efforts to secure letter from credit-issuing authority
Efforts to secure letter from credit-issuing authority
RAD requires that you attach a self-scored QAP application. Below, briefly discuss why you believe that a QAP application for the subject project, at the indicated score, is likely to receive a 9% LIHTC award.
Likelihood of obtaining 9% LIHTCs
Section 14: Ranking Factors
1) Do you want to designate this project as your PHA's priority project?
2) Are you applying for a ranking factor for Choice Mobility
(a) Are you receiving choice-mobility vouchers
(b) Are you providing choice-mobility vouchers
3) Are you requesting the Ranking Factor for Green Building and Energy Efficiency?
Describe the certification you will pursue, if applicable

Provide written responses in the grey highlighted rows below. Please limit each responses to 200 words.
Briefly describe the land, location / neighborhood, and physical plant for the project.
Description
Discuss any lines in a visconmental as building avadust visits such as lead based point, ashestes, DCDs, fleed sone status, aluminum
Discuss any known environmental or building product risks such as lead based paint, asbestos, PCBs, flood zone status, aluminum wiring, and fuel storage tanks (whether underground or above ground), along with associated remediation measures.
Explanation
Discuss any needed accessibility modifications.
Discuss any needed accessibility modifications.
Discuss any known market competitiveness issues, such as small unit sizes or limited on-site parking, and how the conversion plans
to address these issues.
Explanation
Discuss any proposed relocation plans for the project
Discuss any proposed relocation plans for the project. Explanation
Discuss the capacity of the development team to undertake the proposed conversion.
Explanation

Section 16: Required Attachments

The Following Must Be Attached as Part of Your Electronic Application:

- Yes Board Approval Form
- No Evidence of PHA to Administer PBV Contracts
- No Mixed-finance Affidavit
- Yes Financing Letter of Interest/Intent for New First Mortgage Loan
- No Financing Letter of Interest/Intent for 4% LIHTCs
- No Financing Letter of Interest/Intent for 9% LIHTCs
- No Choice-Mobility Letter Agreement
- No 9% LIHTC Reservation Letter
- No Letter from credit-issuing authority
- No Self-Scored QAP Application for 9% LIHTCs
- No QAP Timeline
- Yes Resident Comments

The 3 attachments indicated 'Yes' above must be included in your electronic application package. Incomplete application packages will be rejected, and if you re-submit, your place on the waiting list will be based on the date of re-submission.

No changes were made to the PIC data

This application will be rejected if submitted; there are 5 fatal errors.

Attachment 1A: Board Approval Form

This application will be rejected if submitted; there are 5 fatal errors.

efferson County Housing Authority RAD Application for FULTON/BROOK/HICKORY/RED HOLLON	N

AMP No:	AL086000001
Units	205

Type of Conversion
PBRA (Project Based Rental Assistance)

Proposed Units for Conversion and De Minimis Summary	Total Units Proposed for Conversion 194	Units Proposed to be Reduced	de minimis threshold
Explanation for de minimis reduction			Unit Count
Explanation for de minimis reduction			Unit Coun

Pro Forma Sources and Uses		
Sources of Funds	Amount	Per Unit
New First Mortgage Loan	\$0	\$0
Public Housing Operating Reserves	\$0	\$1
Public Housing Capital Funds	\$0	\$1
Replacement Housing Factor	\$O	\$1
Low Income Housing Tax Credit Equity - 4%	\$O	\$1
Other	\$0	\$0
Other	\$0	\$0
Other	\$0	\$(
Total Sources of Funds	\$0	\$0
Uses of Funds	Amount	Per Unit
Acquisition Costs	\$0	\$1
Construction Costs	\$0	\$1
Relocation Costs	\$0	\$1
Professional Fees	\$0	\$0
Loan Fees and Costs	\$0	\$1
Reserves	\$0	\$1
Developer Fees	\$0	\$1
Total Uses of Funds	\$0	\$

	Total	PUPA
Gross Potential Rents for RAD Units	\$1,308,936	\$6,74
Gross Potential Rents for Other Apartment Units	\$0	\$1
Gross Potential Rents for Commercial	\$0	N/A
Vacancy Loss and Bad Debt Loss	(\$65,447)	-\$33
Other Income	\$0	\$1
Effective Gross Income	\$1,243,489	\$6,410
Total Operating Expenses	\$0	\$0
Annual Deposit to Replacement Reserve	\$0	\$0
Net Operating Income	\$1,243,489	\$0
First Mortgage Debt Service	\$0	\$0
perating Cash Flow	\$1,243,489	\$(

HA's Explanation of Any Relocation of Tenants (Estimated Relocation Cost is \$0)	
/A	

PHA 8 Explanation of Capacity and Experience to Carry Out the KAD Conversion
N/A

Attachment 1A: Board Approval Form

This application will be rejected if submitted; there are 5 fatal errors.

Jefferson County Housing Authority RAD Application for FULTON/BROOK/HICKORY/RED HOLLOW

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December 30, 1899	ng: HUD will prosecute false claims and statements. Co	nviction may result in o	crıminal and/or civil ı	penalties (18 USC Se	ections 1001, 1010	D, 1012; 31 USC S
·	rtification: By Lewis McDonald (Executive Director)					
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ure. Date:	ture:				December 30 Date:	, 1077

Attachment 1B: Financing Letter of Interest/Intent

Jefferson County Housing Authority RAD Application for FULTON/BROOK/HICKORY/RED HOLLOW

AMP No:	AL086000001
Units	205

Type of Conversion
PBRA (Project Based Rental Assistance)

Pro Forma Sources and Uses		
Sources of Funds	Amount	Per Unit
New First Mortgage Loan	\$0	\$0
Public Housing Operating Reserves	\$0	\$0
Public Housing Capital Funds	\$0	\$0
Replacement Housing Factor	\$0	\$0
Low Income Housing Tax Credit Equity - 4%	\$0	\$0
Other	\$0	\$0
Other	\$0	\$0
Other	\$0	\$0
Total Sources of Funds	\$0	\$0
Uses of Funds	Amount	Per Unit
Acquisition Costs	\$0	\$0
Construction Costs	\$0	\$0
Relocation Costs	\$0	\$0
Professional Fees	\$0	\$0
Loan Fees and Costs	\$0	\$0
Reserves	\$0	\$0
Developer Fees	\$0	\$0
Total Uses of Funds	\$0	\$0

perating Cash Flow	\$1,243,489	<u> </u>
First Mortgage Debt Service	\$0	5
Net Operating Income	\$1,243,489	!
Annual Deposit to Replacement Reserve	\$0	
Total Operating Expenses	\$0	
Effective Gross Income	\$1,243,489	\$6,4
Other Income	\$0	
Vacancy Loss and Bad Debt Loss	(\$65,447)	-\$3
Gross Potential Rents for Commercial	\$0	١
Gross Potential Rents for Other Apartment Units	\$0	. ,
Gross Potential Rents for RAD Units	\$1,308,936	\$6,7
	Total	PUPA

PHA's Explanation of the Proposed Total Operating Cost being less then 85% of the 3 Year Historical Operating Expenses					
	2009	2010	2011	Average	Proposed
3 Year Historical Average Comparison	\$1,216,159	\$1,152,883	#N/A	\$1,184,521	\$0
N/A	1				

Attachment 1B: Financing Letter of Interest/Intent

PHA's Evolanation of the Canital Needs and Replacement Reserves Estimates	
PHA's Explanation of the Capital Needs and Replacement Reserves Estimates N/A	
Discussion of QAP timing	
N/A	
Demonstration of recent success obtaining 9% LIHTCs	
N/A	
Likelihood of obtaining 9% LIHTCs	
Statement of Lender / Equity Provider:	
The project appears feasible for ABC Mortgage Corporation to fund. Our general repayment terms and any conditions a	re stated above and/or in the comment block below. ABC Mortgage
Corporation understands and acknowledges the RAD program requirements and policies and agrees to cooperate with t interest/intent is not a firm commitment. Final approval will be contingent on the results of ABC Mortgage Corporation	he applicable RAD processes, as appropriate. This letter of
interest/intent is not a firm commitment. Final approval will be contingent on the results of ABC Mortgage Corporation	due diligence process and approvals.
State any exceptions or additional conditions	
ABC Mortgage Corporation: By Gustavo Martinez (Vice President)	
· · · · · · · · · · · · · · · · · · ·	
	December 30, 1899
Signature:	Date:

Attachment 1C –Mixed-Finance Affidavit Of Jefferson County Housing Authority

And

Regarding Jefferson County Housing Authority RAD Application for FULTON/BROOK/HICKORY/RED HOLLOW

- Lewis McDonald certifies that he or she is the Executive Director of Jefferson County Housing Authority and that he or she has been authorized by Jefferson County Housing Authority to execute this Mixed Finance Affidavit.
- certifies that he or she is the of and that he or she has been authorized by to execute this Mixed Finance Affidavit.
- Jefferson County Housing Authority and , through their duly authorized representatives, agree that if the application for FULTON/BROOK/HICKORY/RED HOLLOW (AL086000001), is awarded entry into the Rental Assistance Demonstration, they will, if requested to do so by HUD:
 - (a) Convert the subject project's current subsidy to long-term Section 8 rental assistance in accordance with the requirements of the Rental Assistance Demonstration ("RAD") including, without limitation, the requirements of Notice PIH-2012-32 (the "Notice").
 - (b) Agree to Section 8 contract rent levels in accordance with RAD and the Notice.
 - (c) Comply with all applicable requirements of RAD and the Notice.
 - (d) Enter into one or more agreements to carry out the foregoing commitments. Such agreements shall include, without limitation, a Housing Assistance Payments (HAP) contract that:
 - (a) In the case of a RAD conversion to project based rental assistance, shall be between the project owner and the contract administrator designated by HUD; and
 - (b) In the case of a RAD conversion to project based voucher assistance, shall be between the project owner and a public housing authority designated by HUD.

Jefferson County Housing Authority: By Lewis McDonald (Executive Director)

	December 30, 1899
Signature:	Date:
: By ()	
Signature:	December 30, 1899 Date:

Attachment 1D - Choice-Mobility Letter Agreement

Between (contributing vouchers)

And (receiving vouchers)

HOLLOW (AL086000001).

Signature:

Regarding Jefferson County Housing Authority RAD Application for FULTON/BROOK/HICKORY/RED HOLLOW

1.	Capitalized terms herein shall have the meaning given to them in Notice PIH-2012-32 (the "Notice") and in the Rental Assistance Demonstration ("RAD").
2.	certifies that he or she is the of and that he or she has been authorized by to enter into this Choice-

Mobility Letter Agreement regarding the RAD application submitted by FULTON/BROOK/HICKORY/RED

- 3. certifies that he or she is the of and that he or she has been authorized by to enter into this Choice-Mobility Letter Agreement regarding the RAD application submitted by FULTON/BROOK/HICKORY/RED HOLLOW (AL086000001).
- 4. , through its duly authorized representative, commits that if the subject project converts assistance under RAD, will provide Section 8 Housing Choice Vouchers to the assisted residents of the subject project to achieve the choice-mobility objective described in Section 1.7(5)(C) of the Notice. agrees that this commitment is binding on without regard to whether any RAD application submitted by is selected for participation in RAD.
- 5. acknowledges that if the subject project's application for RAD conversion is incomplete, fails to meet threshold criteria, or is submitted outside of the Initial Application Period, will not earn any Ranking Factor. However, if such application is submitted during the Initial Application Period, is complete, and meets threshold criteria, then will earn a Ranking Factor regardless of whether such application is selected, or, once selected, is withdrawn or terminated.
- acknowledges that if the subject project's application for RAD conversion is incomplete, fails to meet threshold criteria, or is submitted outside of the Initial Application Period, will not earn any Ranking Factor.

| December 30, 1899 |
| Signature: | Date: |
| : By () | December 30, 1899 |

Date:

Formula RAD Rents (PBRA and PBV)

Funding Baseline (pre-RAD)	Annual	Per Unit	PUPM	205 ACC units in PIC (after any corrections)
Operating Fund	\$977,137	\$4,767	\$397.21	
Capital Fund	\$257,496	\$1,256	\$104.67	
Tenant Payments	\$160,121	\$781	\$65.09	
 Total	\$1,394,754	\$6,804	\$566.97	
Funding Utilized if PBRA Selected Funding Utilized if PBV Selected	\$1,308,936 \$0	\$6,747 \$0	\$562.26 \$0.00	93.8% of baseline funding is utilized 0.0% of baseline funding is utilized

Baseline Funding By Unit Type	0-BR	1-BR	2-BR	3-BR	4-BR	5-BR	6-BR	Monthly	Annual
Units	0	20	104	65	16	0	0	205	205
FMR	\$605	\$673	\$750	\$952	\$980	\$1,127	\$1,274		
Ratio FMR: 2BR FMR	0.807	0.897	1.000	1.269	1.307	1.503	1.699		
# Units of 2BR FMR Equivalents	0.00	17.95	104.00	82.51	20.91	0.00	0.00	225.36	
BR Adjusted Rents	\$416	\$463	\$516	\$655	\$674	\$775	\$877		
Proposed Units	0	20	104	54	16	0	0		
Preliminary Actual Rents	\$0	\$463	\$516	\$655	\$674	\$0	\$0	\$109,078	\$1,308,936

Formula Rents if Project Based Rental Assistance is Proposed:

	0-BR	1-BR	2-BR	3-BR	4-BR	5-BR	6-BR	Monthly	Annual
Units	0	20	104	54	16	0	0	194	194
Preliminary Contract Rents	\$0	\$463	\$516	\$655	\$674	\$0	\$0	\$109,078	\$1,308,936
FMR	\$605	\$673	\$750	\$952	\$980	\$1,127	\$1,274	\$158,548	\$1,902,576
Utility Allowance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Rent Reasonable	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
120% FMR, minus Utility Allowance	\$726	\$808	\$900	\$1,142	\$1,176	\$1,352	\$1,529	\$190,244	\$2,282,928
150% FMR, minus Utility Allowance	\$908	\$1,010	\$1,125	\$1,428	\$1,470	\$1,691	\$1,911	\$237,822	\$2,853,864
PBRA-Contract Rent *		\$463	\$516	\$655	\$674			\$109,078	\$1,308,936

^{*} Lower of preliminary contract rent and [120% of FMR minus utility allowance]. Reasonable rent does not affect this calculation.

Formula Rents if Project Based Vouchers are Proposed:

	0.00	4 PP	2.00	2.00	4.00	5 DD	C DD	34 (11	A 1
	0-BR	1-BR	2-BR	3-BR	4-BR	5-BR	6-BR	Monthly	Annual
Units	0	20	104	54	16	0	0	194	194
Preliminary Contract Rents	\$0	\$463	\$516	\$655	\$674	\$0	\$0	\$109,078	\$1,308,936
Rent Reasonable	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
FMR	\$605	\$673	\$750	\$952	\$980	\$1,127	\$1,274	\$158,548	\$1,902,576
Utility Allowance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
110% FMR, minues Utility Allowance	\$666	\$740	\$825	\$1,047	\$1,078	\$1,240	\$1,401	\$174,403	\$2,092,834
PBV-Contract Rents **		\$0	\$0	\$0	\$0			\$0	\$0

^{**} Lowest of preliminary contract rent, reasonable rent, and [110% of FMR minus utility allowance]

Latest Board Approved Operating Expense				
	I atoot Doored	Ammunad C) - aughing	E
	Lairesi Board	Ammroven i	meranio	EXTIPINSES

	2009 AFS	2010 AFS	#N/A	3 yr Average	
Provided?	Yes	Yes	MISSING		
Vacancy Loss %	1.62%	2.51%	#N/A	2.06%	1 year of data missing; average is 2 years
Total Operating Expenses:	\$1,186,674	\$1,135,141	#N/A		
Administrative	\$458,532	\$436,237	#N/A	\$447,385	1 year of data missing; average is 2 years
Asset Management Fee	\$24,720	\$24,720	#N/A	\$24,720	1 year of data missing; average is 2 years
Tenant Services	\$22,755	\$16,082	#N/A	\$19,419	1 year of data missing; average is 2 years
Utility Expense	\$203,977	\$215,545	#N/A	\$209,761	1 year of data missing; average is 2 years
Ordinary Maint and Ops	\$447,104	\$412,542	#N/A	\$429,823	1 year of data missing; average is 2 years
Protective Services	\$0	\$0	#N/A	\$0	1 year of data missing; average is 2 years
Real Estate Taxes	\$0	\$0	#N/A	\$0	1 year of data missing; average is 2 years
Property Insurance	\$27,947	\$28,376	#N/A	\$28,162	1 year of data missing; average is 2 years
Liability Insurance	\$1,639	\$1,639	#N/A	\$1,639	1 year of data missing; average is 2 years
Other General Expenses	\$0	\$0	#N/A	\$0	1 year of data missing; average is 2 years
Bad Debt Loss (\$)	\$29,485	\$17,742	#N/A	\$23,614	1 year of data missing; average is 2 years
Total FASS Operating Expenses:	2 Years Prior \$1,216,159	1 Year Prior \$1,152,883	Most Recent #N/A	3 yr Average \$1,184,521	1 year of data missing; average is 2 years
Total FASS Operating Expenses:					
Total FASS Operating Expenses: Vacancy Loss %	\$1,216,159	\$1,152,883			
, , ,	\$1,216,159 3 yr Average	\$1,152,883 Corrected			
Vacancy Loss %	\$1,216,159 3 yr Average 2.06%	\$1,152,883 Corrected			
Vacancy Loss % Total Operating Expenses: Administrative Asset Management Fee	\$1,216,159 3 yr Average 2.06% \$1,160,908 \$447,385 \$24,720	\$1,152,883 Corrected 2.06% \$1,160,908 \$447,385 \$24,720			
Vacancy Loss % Total Operating Expenses: Administrative Asset Management Fee Tenant Services	\$1,216,159 3 yr Average 2.06% \$1,160,908 \$447,385 \$24,720 \$19,419	\$1,152,883 Corrected 2.06% \$1,160,908 \$447,385 \$24,720 \$19,419			
Vacancy Loss % Total Operating Expenses: Administrative Asset Management Fee Tenant Services Utility Expense	\$1,216,159 3 yr Average 2.06% \$1,160,908 \$447,385 \$24,720 \$19,419 \$209,761	\$1,152,883 Corrected 2.06% \$1,160,908 \$447,385 \$24,720 \$19,419 \$209,761			
Vacancy Loss % Total Operating Expenses: Administrative Asset Management Fee Tenant Services Utility Expense Ordinary Maint and Ops	\$1,216,159 3 yr Average 2.06% \$1,160,908 \$447,385 \$24,720 \$19,419 \$209,761 \$429,823	\$1,152,883 Corrected 2.06% \$1,160,908 \$447,385 \$24,720 \$19,419 \$209,761 \$429,823			
Vacancy Loss % Total Operating Expenses: Administrative Asset Management Fee Tenant Services Utility Expense Ordinary Maint and Ops Protective Services	\$1,216,159 3 yr Average 2.06% \$1,160,908 \$447,385 \$24,720 \$19,419 \$209,761 \$429,823 \$0	\$1,152,883 Corrected 2.06% \$1,160,908 \$447,385 \$24,720 \$19,419 \$209,761 \$429,823 \$0			
Vacancy Loss % Total Operating Expenses: Administrative Asset Management Fee Tenant Services Utility Expense Ordinary Maint and Ops Protective Services Real Estate Taxes	\$1,216,159 3 yr Average 2.06% \$1,160,908 \$447,385 \$24,720 \$19,419 \$209,761 \$429,823 \$0 \$0	\$1,152,883 Corrected 2.06% \$1,160,908 \$447,385 \$24,720 \$19,419 \$209,761 \$429,823 \$0 \$0			
Vacancy Loss % Total Operating Expenses: Administrative Asset Management Fee Tenant Services Utility Expense Ordinary Maint and Ops Protective Services	\$1,216,159 3 yr Average 2.06% \$1,160,908 \$447,385 \$24,720 \$19,419 \$209,761 \$429,823 \$0	\$1,152,883 Corrected 2.06% \$1,160,908 \$447,385 \$24,720 \$19,419 \$209,761 \$429,823 \$0			
Vacancy Loss % Total Operating Expenses: Administrative Asset Management Fee Tenant Services Utility Expense Ordinary Maint and Ops Protective Services Real Estate Taxes Property Insurance	\$1,216,159 3 yr Average 2.06% \$1,160,908 \$447,385 \$24,720 \$19,419 \$209,761 \$429,823 \$0 \$0 \$28,162	\$1,152,883 Corrected 2.06% \$1,160,908 \$447,385 \$24,720 \$19,419 \$209,761 \$429,823 \$0 \$0 \$0 \$28,162			
Vacancy Loss % Total Operating Expenses: Administrative Asset Management Fee Tenant Services Utility Expense Ordinary Maint and Ops Protective Services Real Estate Taxes Property Insurance Liability Insurance	\$1,216,159 3 yr Average 2.06% \$1,160,908 \$447,385 \$24,720 \$19,419 \$209,761 \$429,823 \$0 \$0 \$28,162 \$1,639	\$1,152,883 Corrected 2.06% \$1,160,908 \$447,385 \$24,720 \$19,419 \$209,761 \$429,823 \$0 \$0 \$28,162 \$1,639			

2010 Capital Needs Study Definition for 'Elderly' and 'Family' Projects

Number of 2+ Bedroom Units Average # Bedrooms	185 2.38	PIC data (before any corrections) PIC data (before any corrections)
Family Definition 1	Yes	At least 1.5 bedrooms per unit
Family Definition 2	No	Between 1.2 and 1.5 and at least 100 2+ bedroom units
Elderly	No	All others
Occupancy Type for Preference	Family	Use this designation for purposes of the preference for high-rehab project

PIC Data Element	PIC Value	Corrected Value
AMP No	AL086000001	AL086000001
0-BR	0	0
1-BR	20	20
2-BR	104	104
3-BR	65	65
4-BR	16	16
5-BR	0	0
6-BR	0	0
Units	205	205
Average Bedroom Size	2.38	2.38
FMR (bedroom adjusted)	\$824	\$824
Utility Allowance (brm adj)	\$117	\$117
Operating Fund per unit	\$4,767	\$4,767
Operating Fund PUM	\$397	\$397
Capital fund per unit	\$1,256	\$1,256
Capital Fund PUM	\$105	\$105
Tenant Payments Per unit	\$781	\$781
Tenant payments PUM	\$65	\$65
Current Funding to FMR %	69%	69%
Primary PHA Signatory	Lewis McDonald	Lewis McDonald
Position	Executive Director	Executive Director
Phone	2058490123	2058490123
Email	lmcdonald@jcha.com	Imcdonald@jcha.com
Mixed Finance	No	No
Housing Authority	Jefferson County Housing Authority	Jefferson County Housing Authority
DUNS number	101705270	101705270
		

Total Corrections

		MANAGEMEN'	т		ASSET MANAGEMEN	IT TENANT			TOTAL	PROPERTY	LIABILITY	
		FEE	OTHER	ADMIN.ITEM_	_9 FEE	SERVICES	TOTAL Utility	TOTAL MAINT	. PROTECTIVE	INSURANCE	INSURANCE	
Α	MP_ID	ITEM_91300	ITEM_91900	1000	ITEM_92000	ITEM_92500	ITEM_93000	ITEM_94000	ITEM_95000	ITEM_96110	ITEM_96120	
Α	K001011		0	0	0	0	0	0	0	0	0	0

