

ATLANTA DEVELOPMENT AUTHORITY

VINE CITY TRUST FUND Community/Housing Development Trust Fund

2009 Multifamily Family Loan Application

**Submit one (1) electronic copy
and one (1) copy in a 3 ring binder to:**

Atlanta Development Authority
Attn: Rita B. Gibson
86 Pryor Street, SW, Suite 300
Atlanta, Georgia 30303

www.atlantada.com

Part I: Background, Eligibility and Requirements

Program Description

The Community/Housing Development Trust Fund was established in 1989 by the City of Atlanta, the Georgia World Congress Center Authority and Fulton County to support the revitalization of communities adjacent to the Dome Stadium and the Georgia World Congress Center. The City of Atlanta designated the Urban Residential Finance Authority (URFA) as the administrator for the Trust Fund. Through the Trust fund, loans in the total amount of \$8 million were made to for-profit, non-profit developers and homebuyers to provide for new and rehabilitated rental housing as well as homeownership opportunities. The repayment dollars for these loans revolves into a program income account and is used to make additional loans for eligible housing development in the Vine City and English Avenue communities.

Eligibility Criteria & Program Requirements

A. Eligible Activities

- Eligible activities include new construction, site development, refinancing, acquisition, rehabilitation, conversion of an existing property not being currently used for housing and construction financing.

B. Eligible Area

- The target area for the Trust Fund is the area bounded by Donald Lee Hollowell Parkway on the north; Joseph Lowery Boulevard on the west; Martin Luther King Jr. Drive, Walnut Street and Beckwith Street as extended to Walker Street on the south and Walker Street, Martin Luther King Jr. Drive and Northside Drive on the east.

C. Tenants to be Served

- A minimum of 20% of the units in the development must be occupied by individuals or families having incomes equal to or less than 80% of the area median income
- Provide for a 15 year affordability.

D. Availability of Sewer Capacity

- The applicant must submit a letter from the City of Atlanta addressing the availability of sewer capacity for the project.

E. Loans:

- Will serve as gap/bridge loans only; loans cannot exceed 50% of the capital expenditures (excluding fees paid to a developer or its Affiliates).
- Have full recourse loans to the borrower and/or sponsor
- Will have a low interest rate between 1% - 4% fixed for the term of the loan
- Loan limits will apply – up to \$1.5 million

F. Neighborhood Compatibility

- Development must complement and enhance the existing character of the neighborhood.

G. Comparability

- All affordable units must be comparable in size and quality to market rate units within the same development

Fees and Charges

A Funding Application fee in the amount of \$500.00 made payable to the Urban Residential Finance Authority must be submitted with the application. **The Application Fee is non-refundable.** There is a \$500 closing fee.

Part II. Receipt of Applications

The applicant must submit one electronic copy and one copy of the application in a three ring binder with content, formatting, and pagination identical to that of the attached Application. Only complete Applications will be accepted and they will be accepted only at the Atlanta Development Authority, 86 Pryor Street, SW, Suite 300, Atlanta, Georgia 30303-3131. The signature page of this application must bear original signatures. .

D. The following documents are required to be submitted with the application:

- Market Study (must be less than six months old)
- Appraisal (for developers using VCTF for acquisition)
- Physical Needs Assessment (for acquisition/rehab developments)
- Neighborhood Planning Unit Letter
- Commitment Letters from other Lending Sources
- Term Sheet Detailing Transaction
- Sources and Uses
- 15-year Operating Proforma
- Evidence of Site Control
- Phase I Environmental
- Development Renderings and Existing Site Photos
- Firm Construction Budget
- Construction Contract
- Executed Architecture Agreement
- Architectural Drawings (site plan, elevation and floor plans)
- Map Showing Development Location
- Marketing Plan
- Lease Up Schedule
- Financial statements for the past two years

Part III. Evaluative Criteria

A. Applications must be complete.

An application must be complete, as determined by ADA in its sole discretion, based on the requirements in this program description and the attached application. An application will be considered received only when it is complete.

B. Responsibility for complete and current information.

It is the sole responsibility of the applicant to submit a complete application with current information. The Issuer reserves the right to request additional information or documentation as needed to complete the application assessment. Only complete applications will be considered for available Trust Fund funding.

C. Readiness to Proceed

1. Firm commitment letters received from all financing entities.
2. Term Sheet detailing the specific terms of the transaction.
3. Documentation that formal site development plan is ready for submission to the City of Atlanta.
4. Evidence of financial feasibility of the project.
5. Firm Construction Budget.

PART VI PROCESS

- A.** Applications will be approved by the Housing Committee of the URFA Board of Directors (“Committee”).
1. In order to determine eligibility of a development for VCTF financing, interested applicants must:
 - a. Contact ADA to arrange an initial meeting to discuss the viability of your proposed development.

Contact Person:
Rita B. Gibson
Sr. Housing Development Manager – VCTF
Atlanta Development Authority
(404) 588-5469

- b. Complete the application and submit the package in a 3-ring binder with a complete electronic copy of the application on a CD with content, tabs, formatting and order of data identical to that of the hard copy application. One copy of the completed application and CD shall be submitted to the Atlanta Development Authority, accompanied by the non-refundable application fee.
2. Upon receipt of an application, ADA staff will review the application for content and completeness. After the application has been reviewed. ADA staff will evaluate and score the application. The ADA staff will present to the Committee its recommendation for funding.
3. Upon approval for funding by the Committee, the developer will be notified by ADA.
4. Application Expiration Due to Development Delay: The approval may be rescinded, if closing has not commenced within nine (9) months of Housing Committee approval. In this case, a new application and payment of the application fee would be required to reconsider the transaction at a later date.
5. Material Development Changes: The amount and timing of VCTF proceeds may change if the underlying deal, development construction quality, and/or associated sponsorship materially changes, regardless of whether the original transaction has already been approved by the Committee. At ADA’s sole discretion, a new application and fee may be required.

APPLICATION FOR VINE CITY TRUST FUNDING FOR MULTIFAMILY DEVELOPMENTS

THIS APPLICATION CAN BE COMPLETED ELECTRONICALLY. PLEASE TYPE IN REQUESTED INFORMATION AND THEN SUBMIT BOTH ELECTRONIC AND HARD COPIES OF THE COMPLETED APPLICATION.

TAB A: FUNDING REQUEST

NAME OF PROPOSED DEVELOPMENT	<input style="width: 100%;" type="text"/>
AMOUNT OF FUNDING REQUESTED	
VCTF FUNDING	<input style="width: 100%;" type="text"/>
APPLICATION FEE*	<input style="width: 100%;" type="text"/>

**As specified in Program Description, this must be submitted in full at time of application.*

TAB A: DEVELOPER INFORMATION

NAME OF DEVELOPER	<input style="width: 100%;" type="text"/>		
ADDRESS OF DEVELOPER	<input style="width: 100%;" type="text"/>		
DESIGNATED CONTACT PERSON	<input style="width: 50%;" type="text"/>	TITLE	<input style="width: 50%;" type="text"/>
PHONE	<input style="width: 50%;" type="text"/>	EMAIL	<input style="width: 50%;" type="text"/>
ADDRESS	<input style="width: 100%;" type="text"/>		

OWNERSHIP ENTITY NAME

LEGAL FORM*

INDIVIDUAL	<input type="checkbox"/>	GENERAL PARTNERSHIP	<input type="checkbox"/>	SOLE PROPRIETORSHIP	<input type="checkbox"/>
FOR-PROFIT CORPORATION	<input type="checkbox"/>	LIMITED PARTNERSHIP	<input type="checkbox"/>	JOINT VENTURE	<input type="checkbox"/>
NOT FOR-PROFIT CORPORATION	<input type="checkbox"/>	501 (c) 3	<input type="checkbox"/>	LIMITED LIABILITY CO.	<input type="checkbox"/>

IF GENERAL PARTNERSHIP, GENERAL PARTNER(S) OWNS (LIST ALL)

NAME OF GENERAL PARTNER(S)	<input style="width: 100%;" type="text"/>	%
NAME OF GENERAL PARTNER(S)	<input style="width: 100%;" type="text"/>	%
NAME OF GENERAL PARTNER(S)	<input style="width: 100%;" type="text"/>	%

IF LIMITED PARTNERSHIP, LIMITED PARTNERSHIP OWNS

NAME OF LIMITED PARTNER(S)	<input style="width: 100%;" type="text"/>	%
----------------------------	---	---

IF JOINT VENTURE, NAME OF JOINT VENTURE PARTNERS AND RESPECTIVE PARTICIPATIONS IN JV

** Attach detail as necessary to explain ownership structure.*

DEVELOPER MANAGER NAME

TAB A: DEVELOPMENT TEAM

PROPOSED ARCHITECT

DESIGNATED CONTACT PERSON

PHONE

EMAIL

PROPOSED CONTRACTOR

DESIGNATED CONTACT PERSON

PHONE

EMAIL

PROPOSED PROPERTY MANAGER

DESIGNATED CONTACT PERSON

PHONE

EMAIL

PROPOSED DEVELOPER'S ATTORNEY

DESIGNATED CONTACT PERSON

PHONE

EMAIL

PROPOSED FINANCIAL ADVISOR (IF APPLICABLE)

DESIGNATED CONTACT PERSON

PHONE

EMAIL

TAB B: GENERAL DEVELOPMENT INFORMATION

DEVELOPMENT NAME

PROPERTY ADDRESS

NPU

GENERAL DEVELOPMENT DESCRIPTION

CENSUS TRACT NUMBER:

DEVELOPMENT TYPE

USE TYPE	UNITS	SQUARE FEET	PERCENT OF BUILDING
RESIDENTIAL			
SENIOR FACILITY 55+ <input type="checkbox"/> 62 OR OLDER <input type="checkbox"/>			
RETAIL			
OFFICE			
STRUCTURED PARKING			
OTHER _____			
TOTAL			

TAB B: RESIDENTIAL DEVELOPMENT INFORMATION

DEVELOPMENT TYPE:

UNIT COMPOSITION	TOTAL UNITS	# OF MARKET RATE UNITS	MARKET RENTS	Percent of Market Rate Units	# OF AFFORDABLE UNITS	Affordable Rents	Percent of Affordable Units
STUDIO							
1 BEDROOM							
2 BEDROOM							
3 BEDROOM							
OTHER							
TOTAL							

TAB B: DEVELOPMENT AMENITIES

Indicate below all tenants programs, activities, design and physical amenities that will be provided. Each program and/or amenity described herein may be made a part of the Land Use Restriction Agreement. Detailed narrative descriptions may be included in an attachment behind Tab B.

Daycare Facility	YES		NO	
Swimming Pool	YES		NO	
Clubhouse with Community/Meeting Room	YES		NO	
Central Laundry Facility	YES		NO	
Washer/Dryer Connections	YES		NO	
Sport Court (i.e. Volleyball, Basketball, etc.)	YES		NO	
Picnic Area	YES		NO	
Car Care Center	YES		NO	
Gated Community with "carded" entry	YES		NO	
Structured Parking	YES		NO	
Tot Lots	YES		NO	
Gym or Fitness Room	YES		NO	
Gazebo(s)	YES		NO	
Business/Computer Center with Internet Access	YES		NO	
After School Program for Children	YES		NO	
Activities Director	YES		NO	
Pre-Purchase/Homeownership Counseling	YES		NO	
Job Training for Residents	YES		NO	
Supportive Services for Special Needs Population	YES		NO	
Immediate Access to Mass Transit	YES		NO	
Units Pre-Wired for Security	YES		NO	
Other (Specify)	YES		NO	

TAB B: RESIDENTIAL MARKETING

* Consistent with the Federal Fair Housing Act (42 U.S.C. 3600, et seq.), the developer must utilize diverse marketing teams to implement a marketing strategy designed to assure that units will be made available for patronage, sale or lease to a broad cross-section of persons representative of the range of racial, age, gender and income within the City. Please attach the following as evidence of this:

1. MARKETING PLAN

TAB B: DETAILED DEVELOPMENT INFORMATION

EXISTING LAND USE

WILL THERE BE ANY RELOCATION OR DISPLACEMENT OF EXISTING RESIDENTS OR BUSINESSES? IF SO, PLEASE DESCRIBE EXTENT AND HOW THIS IS BEING ADDRESSED:

PRIOR LAND USE(S) **YEARS**

CONSTRUCTION TYPE (NEW, RENOVATION, CONVERSION, ACQUISITION/REHAB)

TOTAL DEVELOPMENT COSTS

TOTAL CONSTRUCTION COSTS

DEVELOPMENT ACREAGE/LOT SIZE

PARCEL IDENTIFICATION NUMBERS (LIST EACH)

USE OF VCT FUNDS (PLEASE LIST ALL PROPOSED USES)

USE OF FUNDS	ESTIMATED COST
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>
<input type="text"/>	<input type="text"/>

TAB B: ADDITIONAL DOCUMENTS

1. MARKET STUDY
2. APPRAISAL (FOR DEVELOPERS USING VCTF FOR ACQUISITION)
3. PHYSICAL NEEDS ASSESSMENT (FOR ACQUISITION/REHAB DEVELOPMENTS)
4. NEIGHBORHOOD PLANNING UNIT LETTER
5. COMMITMENT LETTERS FROM OTHER LENDING SOURCES
6. TERM SHEET DETAILING TRANSACTIONS
7. SOURCES AND USES
8. 15-YEAR OPERATING PROFORMA
9. EVIDENCE OF SITE CONTROL
10. PHASE I ENVIRONMENTAL
11. DEVELOPMENT RENDERINGS AND EXISTING SITE PHOTOS
12. FIRM CONSTRUCTION BUDGET

- 13. CONSTRUCTION CONTRACT
- 14. EXECUTED ARCHITECTURE AGREEMENT
- 15. ARCHITECTURAL DRAWINGS (SITE PLANS, FLOOR PLANS, ELEVATIONS)
- 16. LETTER FROM THE BOARD OF DIRECTORS AUTHORIZING THE REQUEST FOR FUNDS (FOR NON-PROFITS)
- 17. MAP SHOWING DEVELOPMENT LOCATION
- 18. MARKETING PLAN
- 19. LEASE UP SCHEDULE
- 20. FINANCIAL STATEMENTS FROM THE PAST TWO YEARS

TAB C: PROPOSED FINANCING SUMMARY

SOURCES OF FINANCING

SOURCE	CHECK IF APPLICABLE	AMOUNT	PERCENT OF DEVELOPMENT COST
CONVENTIONAL DEBT/TAX EXEMPT BONDS			
STATE/FEDERAL LOANS			
STATE/FEDERAL GRANTS			
HISTORIC TAX CREDITS			
LIHTC (Equity) <input type="checkbox"/> 4% <input type="checkbox"/> 9%			
DEVELOPER EQUITY			
OTHER EQUITY/SUBORDINATE DEBT			
*OTHER			
GAP (VCTF FUND REQUEST)			
TOTAL			
EQUITY PROVIDER			
CONVENTIONAL FINANCING PROVIDER			
ESTIMATED CONVENTIONAL TERMS			

SOURCES OF NON-VCTF GOVERNMENT ASSISTANCE (LOANS, GRANTS, TAX INCENTIVES, ETC.)

*Explain other sources

TAB C: DEVELOPMENT ECONOMICS: A DESCRIPTION OF THE DEVELOPMENT FINANCING STRUCTURE MUST BE ATTACHED. AT MINIMUM, INCLUDE THE FOLLOWING:

- 1. DETAILED CONSTRUCTION BUDGET (INCLUDE BOTH HARD AND SOFT COSTS)
- 2. DEVELOPMENT RENTAL RATES, OCCUPANCY RATES, ABSORPTION RATE AND OTHER KEY ASSUMPTIONS
- 3. MARKET STUDY
- 4. 15 YEAR PRO FORMA CASH FLOWS AND/OR STATEMENT OF INCOME AND EXPENSES
- 5. EVIDENCE OF FINANCIAL COMMITMENT, I.E., LENDER'S COMMITMENT LETTER AND TERM SHEET

TAB D: SITE CONTROL

THE APPLICANT MUST DEMONSTRATE SITE CONTROL. AT A MINIMUM, THE APPLICANT FOR THE PROPOSED SITE MUST HOLD A CONTRACT FOR PURCHASE AND SALE OR LONG-TERM LEASE. SITE IS CONTROLLED BY:

- OPTION TO PURCHASE
- CONTRACT FOR PURCHASE AND SALE
- RECORDED CERTIFICATE OF TITLE
- RECORDED DEED
- LONG-TERM LEASE*
- COMMUNITY LAND TRUST ORGANIZATION

** If site control is demonstrated by long-term lease, a copy of the executed lease must be provided. The lease may be contingent only upon the receipt of BAHTF Financing.*

TAB D: ZONING AND LAND DEVELOPMENT REGULATIONS

IS THE SITE APPROPRIATELY ZONED FOR THE PROPOSED DEVELOPMENT? No Yes

IF REZONING IS REQUIRED, PLEASE INDICATE PROJECTED APPROVAL TIMETABLE:

INDICATE ZONING DESIGNATION(S):

IS A VARIANCE REQUIRED? No Yes

IF A VARIANCE IS REQUIRED, PLEASE EXPLAIN REASON AND INDICATE PROJECTED APPROVAL TIMETABLE:

CURRENT ZONING PERMITS **UNITS PER ACRE/DENSITY**

TAB D: SITE PLAN

NEW CONSTRUCTION: HAS THE PRELIMINARY OR CONCEPTUAL SITE PLAN BEEN APPROVED BY THE CITY OF ATLANTA? No Yes

IF APPROVED, PLEASE INCLUDE A COPY OF THE APPROVED PRELIMINARY OR CONCEPTUAL SITE PLAN. IF IT HAS NOT BEEN APPROVED, PLEASE INDICATE PROJECTED APPROVAL TIMETABLE:

PLEASE INDICATE HOW PROPOSED DEVELOPMENT IS CONSISTENT WITH THE GOALS OF THE AREA REDEVELOPMENT PLAN:

TAB D: ENVIRONMENTAL SAFETY

APPLICANT MUST PROVIDE A PHASE I ENVIRONMENTAL REPORT. (NOTE: ENVIRONMENTAL REPORTS ARE REQUIRED TO COMPLETE CREDIT UNDERWRITING. A PHASE II ENVIRONMENTAL ASSESSMENT WILL BE REQUIRED TO THE EXTENT THE PHASE I WARRANTS FURTHER ASSESSMENT.)

HAS THE PROPERTY EVER BEEN USED FOR STORAGE OF HAZARDOUS OR TOXIC MATERIALS?

No Yes

ARE THERE ANY POTENTIAL ENVIRONMENTAL HAZARDS?

No Yes

IF YES, PLEASE DESCRIBE:

TAB D: PROPOSED DEVELOPMENT SCHEDULE

ACTIVITY (IF APPLICABLE)	DATE
OBTAIN FIRM FINANCING COMMITMENT	<input type="text"/>
FINALIZE SITE PLAN & ARCHITECTURAL DRAWINGS	<input type="text"/>
REAL ESTATE CLOSING	<input type="text"/>
ZONING REVIEW BOARD APPROVAL	<input type="text"/>
NEIGHBORHOOD PLANNING UNIT PRESENTATION	<input type="text"/>
RECEIPT OF BLDG PERMITS	<input type="text"/>
FINANCIAL CLOSING	<input type="text"/>
START CONSTRUCTION	<input type="text"/>
COMPLETE CONSTRUCTION	<input type="text"/>
START OF OCCUPANCY/LEASE-UP	<input type="text"/>
DEVELOPMENT STABILIZATION	<input type="text"/>

A PROJECTED CONSTRUCTION SCHEDULE MUST BE INCLUDED THAT DESCRIBES THE TIME FRAMES AND CRITICAL DATES FOR FINANCING, COMPLETION OF PLANS AND SPECIFICATIONS, PERMITTING, AND CONSTRUCTION OF BUILDINGS AND AMENITIES.

TAB E: EXPERIENCE OF DEVELOPER

THE PAST PERFORMANCE RECORD OF THE DEVELOPMENT TEAM (WHICH CONSISTS OF DEVELOPER, MANAGEMENT AGENT, GENERAL CONTRACTOR, ARCHITECT/ENGINEER, ATTORNEY, AND ACCOUNTANT) WILL BE CAREFULLY REVIEWED.

DEVELOPER:

PLEASE PROVIDE COPIES OF FINANCIALS FOR THE LAST TWO YEARS, AUDITED IF AVAILABLE.

HAS THE DEVELOPER OR ANY OF THE PRINCIPALS OF THE DEVELOPMENT COMPANY BEEN ASSOCIATED WITH ANY DEVELOPMENT THAT HAS GONE INTO DEFAULT OR GIVEN "TROUBLED DEVELOPMENT" STATUS?

No Yes IF YES, PLEASE DESCRIBE THE SITUATION AND RESOLUTION:

HAS THE DEVELOPER OR ANY PRINCIPAL OF THE DEVELOPER BEEN ASSOCIATED WITH ANY DEVELOPMENT THAT HAS BEEN FOUND IN NON-COMPLIANCE WITH ANY FEDERAL, STATE OR LOCAL GRANT OR LOAN PROGRAM REQUIREMENTS?

No Yes IF YES, ATTACH A DETAILED EXPLANATION OF THE SITUATIONS(S) AND RESOLUTION(S):

HAS THE DEVELOPER OR ANY PRINCIPAL OF THE DEVELOPER BEEN INVOLVED IN ANY LEGAL PROCEEDINGS IN THE LAST THREE (3) YEARS TO INCLUDE BANKRUPTCY, JUDGEMENTS, TAX LIENS, ETC.? IF YES, ATTACH A DETAILED EXPLANATION.

PLEASE PROVIDE THE FOLLOWING INFORMATION ON COMPLETED DEVELOPMENTS:

DEVELOPMENT NAME	LOCATION	SQUARE FEET	NEW CONST. OR REHAB	PROPERTY TYPE	SOURCES OF FINANCING	COMPLETION DATE

TAB E: EXPERIENCE OF PROPERTY MANAGER

**PROPERTY
MANAGEMENT
COMPANY**

HAS THE MANAGEMENT AGENT OR ANY OF THE PRINCIPALS OF THE MANAGEMENT AGENT BEEN ASSOCIATED WITH ANY DEVELOPMENT THAT HAS GONE INTO DEFAULT OR GIVEN "TROUBLED DEVELOPMENT" STATUS?

No Yes IF YES, ATTACH A DETAILED EXPLANATION OF THE SITUATION(S) AND RESOLUTION(S).

HAS THE MANAGEMENT AGENT OR ANY PRINCIPAL OF THE MANAGEMENT AGENT BEEN ASSOCIATED WITH ANY DEVELOPMENT THAT HAS BEEN FOUND IN NON-COMPLIANCE WITH ANY FEDERAL, STATE OR LOCAL GRANT OR LOAN PROGRAM REQUIREMENTS?

No Yes IF YES, ATTACH A DETAILED EXPLANATION OF THE SITUATION(S) AND RESOLUTION(S).

HAS THE MANAGEMENT AGENT OR ANY PRINCIPAL OF THE MANAGEMENT AGENT BEEN INVOLVED IN ANY LEGAL PROCEEDINGS IN THE LAST THREE (3) YEARS TO INCLUDE BANKRUPTCY, JUDGMENTS, TAX LIENS, ETC.?

No Yes IF YES, ATTACH A DETAILED EXPLANATION.

PLEASE PROVIDE THE FOLLOWING INFORMATION ON MANAGED DEVELOPMENTS:

DEVELOPMENT NAME	LOCATION	# OF UNITS	% AFFORDABLE	TYPE OF FINANCING

TAB E: EXPERIENCE OF GENERAL CONTRACTOR

GENERAL CONTRACTOR:

HAS THE GENERAL CONTRACTOR OR ANY PRINCIPAL OF THE GENERAL CONTRACTOR BEEN INVOLVED IN ANY LEGAL PROCEEDINGS IN THE LAST THREE (3) YEARS TO INCLUDE BANKRUPTCY, JUDGMENTS, TAX LIENS, ETC.?

No Yes IF YES, ATTACH A DETAILED EXPLANATION.

PLEASE PROVIDE THE FOLLOWING INFORMATION ON COMPLETED DEVELOPMENTS:

DEVELOPMENT NAME	LOCATION	# OF UNITS	NEW CONST OR REHAB	PROPERTY TYPE	TOTAL CONST COST	YEAR COMPLETED	DAVIS BACON

TAB E: EXPERIENCE OF ARCHITECT OR ENGINEER

ARCHITECT (NEW CONST.) OR ENGINEER (REHAB.):

ATTACH EXECUTED CONTRACT UNDER TAB E.

HAS THE ARCHITECT OR ENGINEER OR ANY PRINCIPAL OF THE ARCHITECT OR ENGINEER BEEN INVOLVED IN ANY LEGAL PROCEEDINGS IN THE LAST THREE (3) YEARS TO INCLUDE BANKRUPTCY, JUDGMENTS, TAX LIENS, ETC.?

NO YES IF YES, ATTACH A DETAILED EXPLANATION.

PLEASE PROVIDE THE FOLLOWING INFORMATION ON COMPLETED DEVELOPMENTS:

DEVELOPMENT NAME	LOCATION	# OF UNITS	NEW CONST. OR REHAB	PROPERTY TYPE	YEAR COMPLETED	EarthCraft Yes/No

TAB F: APPLICATION CERTIFICATION (ORIGINAL SIGNATURES REQUIRED IN BLUE INK)

THE UNDERSIGNED APPLICANT CERTIFIES THAT THE INFORMATION IN THIS APPLICATION IS TRUE, CORRECT AND AUTHENTIC.

THE APPLICANT FURTHER ACKNOWLEDGES HAVING READ ALL APPLICABLE AUTHORITY RULES GOVERNING THE PROGRAM AND ACKNOWLEDGES HAVING READ THE INSTRUCTIONS FOR COMPLETING THIS APPLICATION. THE PERSON EXECUTING THIS DOCUMENT REPRESENTS THAT HE OR SHE HAS THE AUTHORITY TO BIND THE APPLICANT AND ALL INDIVIDUALS AND ENTITIES NAMED HEREIN TO THIS WARRANTY OF TRUTHFULNESS AND COMPLETENESS OF THE APPLICATION.

THE APPLICANT UNDERSTANDS AND AGREES TO ABIDE BY THE PROVISIONS OF THE APPLICABLE GEORGIA STATUTES AND AUTHORITY PROGRAM POLICIES, RULES AND GUIDELINES.

THE APPLICANT ACKNOWLEDGES THAT THE AUTHORITY'S INVITATION TO SUBMIT AN APPLICATION DOES NOT CONSTITUTE A COMMITMENT TO FINANCE THE PROPOSED DEVELOPMENT.

APPLICANT SIGNATURE:	<input type="text"/>	DATE	<input type="text"/>
APPLICANT NAME:	<input type="text"/>	TITLE	<input type="text"/>
WITNESS SIGNATURE:	<input type="text"/>	DATE	<input type="text"/>
WITNESS NAME:	<input type="text"/>		

TAB F: APPLICATION SUBMISSION

SUBMIT ONE (1) ELECTRONIC COPY AND ONE (1) COPY OF THE VCTF APPLICATION IN A 3-RING BINDER TO ADA. COMPLETED APPLICATION SHOULD BE SENT TO:

ATLANTA DEVELOPMENT AUTHORITY
ATTN: RITA B. GIBSON
SR. HOUSING DEVELOPMENT MANAGER-VCTF
86 PRYOR STREET, SW
SUITE 300
ATLANTA, GEORGIA 30303-3131